



CITY OF SOUTH JORDAN, UTAH

2012 – 2016 CONSOLIDATED PLAN
AND
2012 ANNUAL ACTION PLAN

MAY, 2012

City of South Jordan
1600 W. Towne Center Drive (10610 S.), South Jordan, Utah 84095 (801) 254-3742

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5 Year Strategic Plan

NAME OF JURISDICTION: City of South Jordan, Utah

Consolidated Plan Time Period: 2012 –2016

GENERAL

Executive Summary

5 Year Strategic Plan Executive Summary:

The City of South Jordan in partnership with the U.S. Department of Housing and Urban Development (HUD) is required to prepare a Five Year Consolidated Plan in order to receive funding for the Community Development Block Grant Program. The Consolidated Plan comprises the planning and application requirements for the CDBG and HOME programs.

The City of South Jordan receives funding directly for the CDBG Program beginning in 2012. Salt Lake County administers HOME funds that can be used in South Jordan. Salt Lake City funds the ESG and HOPWA Programs in Salt Lake County. The City of South Jordan's CDBG program year runs from July 1 – June 30.

The City of South Jordan used portions of the CPMP Consolidated Planning Tool and other HUD planning resources to prepare this plan in accordance with HUD regulations. The plan includes the 5 Year Strategic Plan for 2012 – 2016 and backup documentation on needs within South Jordan, and the Annual Action Plan for 2012.

The Five Year Strategic Plan and the Annual Action Plan were developed using market research and analysis as well as through a multi-faceted citizen participation plan that solicited comment from a range of individuals and groups within the municipality. Based on that process the following goals have been established for the CDBG Program:

- **Preservation and Expansion of Safe and Decent Housing**

This goal will be accomplished by maintaining the existing housing stock and exploring ways of encouraging the development of more affordable rental housing for small related families and elderly households. The City will continue to participate in the Salt Lake County Continuum of Care and will apply to participate in the Salt Lake County HOME Consortium. The City will provide monetary support to agencies which provide homeless prevention,

shelter services and supportive services to homeless individuals, and victims of domestic violence who reside in South Jordan.

- **A Suitable Living Environment**

This goal will be accomplished by continuing to improve the physical facilities used by elderly community members within South Jordan. The City provides the facilities and monetary support for a variety of programs which serve low and moderate income residents as well as the community at large. Because of limited tax revenue, the City has not been able to address critical repairs and upgrades to major building components and systems within its Senior Center facility. Also, as use of City facilities and programs has grown, the City has not had the financial ability to purchase a larger bus with updated accessibility features for use by seniors. In addition to basic facility needs, the City will utilize CDBG funding to address accessibility deficiencies both within the facility and in the surrounding public spaces which are used in conjunction with the Center, as well as at City Hall. The City will use CDBG funding to address accessibility deficiencies identified in its Accessibility Survey completed in tandem with other Salt Lake County Communities earlier this year. The City will also use its CDBG funding to address the special needs of abused and neglected children as a way of ensuring that a special needs population has access to quality public and private facilities and services.

Strategic Plan

Mission:

The mission of the City of South Jordan Community Development Block Grant Program and 5-year Consolidated Plan is to improve the quality of life for South Jordan residents. We are dedicated to promoting a suitable living environment for all residents through effective long range visioning and land planning, strengthening and improving public facilities, providing public services to agencies serving South Jordan residents, and using HUD resources to meet City needs.

MANAGING THE PROCESS

Consultation 91.200(b)

1. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.

The South Jordan Finance Department will oversee the development of the Five Year Consolidated Plan, Annual Action Plan, CAPER, allocation of funds and monitoring of the CDBG program.

2. Identify agencies, groups, and organizations that participated in the process. This should reflect consultation requirements regarding the following:

- **General** §91.100 (a)(1) - Consult with public and private agencies that provide health services, social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons) during the preparation of the plan. –

The City of South Jordan used an extensive consultation process during the development of the 5 year Consolidated Plan and Action Plan. The City used one- on- one meetings and interviews, telephone interviews, an online survey to gather input, and information about needs and existing programs to meet needs, and gaps in services. Over 60 agencies participated in individual or group meetings to provide input into the plan, phone interviews, and links to the survey. These agencies are:

Alliance House Mental Health	Salt Lake County
Assist Emergency Home Repair	Salt Lake County Corrections
Bad Dog Arts	Salt Lake County School District
Bangerter Homes/HBA	Salt Lake County Schools
BEBR (U of U)	Salt Lake HBA
Big Brothers Big Sisters	Salt Lake Valley Health Department
Boys and Girls Club of the South Valley	Salvation Army
Brain Injury Center of Utah	Sandy Counseling Centers
Catholic Community Services of Utah	South Jordan Community Development
Clinic 1A at the University of Utah	South Jordan Community Services
Community Development Corp of Utah	South Jordan Economic Development
Community Health Centers	South Jordan Victim's Advocate
Continuum of Care	South Valley Sanctuary
ESL Center	The Road Home
Eye Care for Kids	Utah AIDS Foundation
Family Support Center	Utah Disability Caucus
Fourth Street Clinic	Utah Food Bank
Habitat Salt Lake	Utah Housing Coalition
House of Hope	Utah Independent Living Center
Lead Safe Homes of Salt Lake County	Utah Microenterprise Loan Fund
Legal Aid Services of Salt Lake	Utah Nonprofit Housing Corp.
Neighborhood House	Utah Partners for Health
Odyssey House	Utah Youth Village
Planned Parenthood of Utah	Valley Mental Health
Rape Recovery Center	Volunteers of America
Refugee and Immigration Center - Asian Association of Utah	Wasatch Front Range Regional Council
Rise Services Inc.	West Valley Housing Authority
SAC (seniors)	Work Activity Center
Salt Lake City Housing Authority	YMCA
Salt Lake Community Action Program	
Robison and Company/Salt Lake Board of Realtors	Zions Bank

Twenty-two agencies and 26 individuals responded to the Needs survey and provided input on priority needs within South Jordan. This input was used when setting high, medium and low priorities for CDBG expenditures. All Section 8 Voucher holders who live in South Jordan were mailed surveys with self addressed stamped envelopes, and encouraged to participate in a public hearing on housing and community development needs, which was held on April 3rd. One voucher holder returned the survey. Survey results from all respondents were one resource used when setting priorities for needs and actions in the Five Year Consolidated Plan and the Annual Action Plan.

A copy of survey results, broken down by Service Providers and Individuals is included as an attachment to the Plan. The following charts summarize survey results for priority actions:

Lower scores mean higher priority (1 being high, 4 being low). Community and Economic Development was the highest priority identified by Citizens who took the survey. Homeless Facilities and Services, as well as Supportive Services, ranked lowest.

How do you prioritize the following broad categories of community needs? Please rate them from 1 - 4 with one (1) being the highest priority and four (4) being no need.		
Answer Options	Rating Average	Response Count
Affordable Housing	1.95	23
Community and Economic Development	1.42	23
Supportive Services	2.19	23
Homeless Facilities and Services	2.67	22
<i>answered question</i>		24
<i>skipped question</i>		2

High Priority Actions (those with an average rating of less than two), are shown below.

Answer Options	Rating Average
Crime prevention	1.45
Senior services	1.52
Job creation	1.61
Develop and preserve affordable housing for ELDERLY households	1.71
Increase services for homeless veterans	1.78
Sidewalk construction or repair	1.95
Energy conservation	1.95

Service providers ranked affordable housing and supportive services as the highest needs in South Jordan.

How do you prioritize the following broad categories of community needs? Please rate them from 1 - 4 with one (1) being the highest priority and four (4) being no need.		
Answer Options	Rating Average	Response Count
Affordable Housing	1.43	21
Community and Economic Development	2.00	20
Supportive Services	1.67	21
Homeless Facilities and Services	2.38	21
<i>answered question</i>		21
<i>skipped question</i>		1

Service providers were much more likely to rank a category of need as High than Citizens of South Jordan. Below is a list of needs that service providers considered High.

Answer Options	Rating Average
AFORDABLE HOUSING NEEDS	
Develop and preserve affordable rental housing for FAMILY households or NON-ELDERLY INDIVIDUALS	1.71
Develop and preserve affordable housing for ELDERLY households	1.45
Develop and preserve affordable housing for PERSONS WITH DISABILITIES	1.60
COMMUNITY AND ECONOMIC DEVELOPMENT NEEDS	
Job creation	1.25
Provide support to small, minority, and locally owned businesses	1.84
Job training and job placement services	1.85
SUPPORTIVE SERVICES NEEDS	
Youth recreation and enrichment	1.89
Senior services	1.68
Services for persons with disabilities	1.58
Child care services	1.94
Health care and substance abuse treatment	1.28
Crime prevention	1.61
HOMELESS ASSISTANCE NEEDS	
Provide counseling, referrals, emergency food, employment/life skills training and food	1.45
Provide substance abuse treatment and mental health services	1.37
Increase the supply of emergency shelters or transitional housing facilities	1.95
Increase services for victims of domestic violence	1.65
Increase services for homeless veterans	1.79

- Homeless strategy and resources to address homeless needs §91.100 (a)(2)** – Consult with continuum of care, public and private agencies that address the housing, health, social services, victim services, employment, or education needs of low-income persons, homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) and person at risk of homelessness; publicly funded institutions and systems of care that may discharge persons into homelessness (such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and business and civic leaders.

The City held meetings with the Continuum of Care, The Road Home, The South Valley Sanctuary, elderly representatives, City and County offices who assist low income and special needs populations, the Salt Lake County School District, and others to determine the homeless needs within South Jordan. South Jordan is part of the Salt Lake County Continuum of Care, and part of the Salt Lake County 10

Year Plan to End Homelessness. Strategies developed through these two resources include South Jordan.

- **Lead based paint hazards** §91.100 (a)(3) – Consult with State or local health and child welfare agencies and examine existing data related to lead-based paint hazards and poisonings.

The City consulted with the Salt Lake County Valley Health Department and the Salt Lake County Lead Safe Housing Program to examine existing data related to lead based paint hazards and poisonings within South Jordan.

- **Adjacent governments** §91.100 (a)(4) -- Notify adjacent governments regarding priority non-housing community development needs.

South Jordan has coordinated with Salt Lake County in the development of this plan, and spoken to over 30 agencies that provide non-housing community development needs across jurisdictional boundaries throughout the county as strategies and actions were developed.

- **Metropolitan planning** §91.100 (a)(5) -- Consult with adjacent units of general local government, including local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond a single jurisdiction, i.e. transportation, workforce development, economic development, etc

A meeting was held with staff from the Wasatch Front Regional Council to gather input on the plan, regional planning efforts, and to gather input into regional transportation, workforce development and economic development issues.

- **HOPWA** §91.100 (b) -- Largest city in EMSA consult broadly to develop metropolitan-wide strategy for addressing needs of persons with HIV/AIDS and their families. NA

South Jordan residents access HOPWA services that are coordinated through Salt Lake City. HOPWA voucher staff at the Salt Lake County, Salt Lake City, and West Valley Housing Authorities were contacted and interviewed, as was staff from the Utah AIDS Foundation and the Division of Infectious Diseases Clinic 1A at the University of Utah Hospital.

- **Public housing** §91.100 (c) -- Consult with the local public housing agency concerning public housing needs, planned programs, and activities.

South Jordan consulted with the three housing authorities that serve South Jordan, the Salt Lake City Housing Authority, the Salt Lake County Housing Authority and the West Valley Housing Authority. No public housing units are located within South Jordan and none of the three housing authorities plans to build any public or other housing units within the City.

Citizen Participation 91.200 (b)

3. Based on the jurisdiction's current citizen participation plan, provide a summary of the citizen participation process used in the development of the consolidated plan. Include a description of actions taken to encourage participation of all its residents, including the following:
- low- and moderate-income residents where housing and community development funds may be spent;
 - minorities and non-English speaking persons, as well as persons with disabilities;
 - local and regional institutions, the Continuum of Care, and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, community and faith-based organizations);
 - residents of public and assisted housing developments and recipients of tenant- based assistance;
 - residents of targeted revitalization areas.

The South Jordan Citizen Participation Plan, which was adopted in March 2012 after a public comment and review period, sets forth the City of South Jordan's policies and procedures for citizen participation for the use of Community Development Block Grant (CDBG) funds. The Citizen Participation Plan provides an opportunity for the community to work in partnership with the City to identify needs and to allocate CDBG funds.

The City of South Jordan holds the following standards regarding citizen involvement:

1. All citizen participation is to be done openly.
2. Involvement of low- and moderate-income persons, minorities, project area residents, elderly, handicapped and others is to be evident.
3. Reasonable efforts to ensure continuity of involvement of citizens throughout all stages of the CDBG program are to be evident.
4. Timely and adequate information is to be given to citizens.
5. Citizens are encouraged to submit their views and proposals regarding the Consolidated Plan and use of CDBG funds.

The Citizen Participation Plan aims to ensure the participation of all residents, with special assurances made to ensure the participation of the following groups:

- extremely low-, low-, and moderate-income persons;
- persons living in areas where CDBG funds are proposed to be used;
- residents of publicly assisted housing;
- low-income residents of target neighborhoods;
- minorities;
- non-English speaking persons; and
- persons with physical disabilities.

As required by law, the South Jordan Citizen Participation Plan adheres to guidelines provided by the U.S. Department of Housing and Urban Development (HUD), 24 CFR Part 91.105, in order to qualify for participation in the Community Development Block Grant Program (CDBG).

The Citizen Participation Plan includes a vigorous effort to notify the Salt Lake County Housing Authority and other government agencies as well as the affected public about the Plan Development Process and to provide ample opportunity for citizen input at all stages. In the course of developing the Consolidated Plan, there was a public hearing and a 30-day, open comment period during the drafting stages before the document was finalized and submitted to HUD.

The Consolidated Plan development process consists of the following steps:

- Preparing and issuing the Citizen Participation Plan with Notice of the Consolidated Plan and Annual Action Plan Public Hearing,
- Preparing and issuing a draft proposed Five-Year Plan, and a draft proposed Action Plan for the current fiscal year,
- Submitting the final proposed Consolidated Plan and Annual Action Plan to the City Council for approval,
- Finalizing the Consolidated Annual Action Plan, and
- Submitting the Consolidated Annual Action Plan to HUD prior to the May 17th annual deadline.
- If necessary, the Annual Action Plan may have to be amended in order to reallocate funding or modify program language. If the amendment is considered substantial (the criteria are outlined later in this document), a formal amendment will be proposed, considered, and acted upon;
- At a second public hearing at the end of the performance year, the Consolidated Annual Performance Evaluation Report (CAPER) will be addressed. After the completion of the program year, a CAPER will be drafted and submitted to HUD.

PLAN DEVELOPMENT SCHEDULE*

EVENT	DATE
Issuance of Citizen Participation Plan with Notice	February - March
Publication of proposed Consolidated Plan and	April
Public Hearing on proposed Action Plan & Budget	April
Finalization of Action Plan	April - May
Submits final Proposed Plan to the City Council	May
Submission of Action Plan application to HUD	May

*Specific dates and locations are provided in published Notices, through direct mailings, in publicly-accessible locations and on the City of South Jordan web-site, and on the Utah Public Notice website.

Public Notice

There shall be advanced public notice once a federally required document is available, such as the Proposed Annual Action Plan or Five-Year Consolidated Plan, any proposed Substantial Amendment to the Action Plan or Consolidated Plan, and the Consolidated Annual Performance Evaluation Report (CAPER).

In addition, there shall be advanced public notice of all public hearings relating to the funds or planning processes covered by this Citizen Participation Plan.

South Jordan published three notices during the Consolidated Planning Process for the 2012 – 2016 Five Year Consolidated Plan and 2012 Annual Action Plan. The first notice provided citizens the opportunity to provide comment on the Citizen Participation Plan itself. No comments were received on the CPP.

The second notice provided citizens the opportunity to attend a Public Hearing on Housing and Community Development Needs on April 3rd. This notice was published in the two local papers, posted on the City website and the Utah Public Notice website, and circulated to interested agencies. Interested parties were also allowed to provide written or oral comments on need to City staff instead of attending the hearing. No comments were received.

The third notice provided citizens the opportunity to provide comments on the draft Five Year Consolidated Plan and Annual Action Plan. Citizens were given 30 days to review the draft plans and provide feedback. No comments were received.

Forms of Public Notice – CPP Notice Policy

1. Any activity requiring public notice will be placed on the City's web page at <http://sjc.utah.gov/>.
2. Newspapers of General Circulation: Public notices will be published as notices in the legal section of *The Salt Lake Tribune* and *The Deseret News* at least 15 days before the date of a hearing.
3. Press Releases will also be distributed to the local media.
4. Notice will be given to organizations that may receive funding from or who have collaborated with the City of South Jordan in the past, neighborhood organizations, and any other parties on our mailing list. The list includes, but is not limited to: public and private agencies that provide housing, health, and social services including those that provide services to children, elderly, disabled, persons living with HIV/AIDS, and the homeless; public and private agencies that represent minority groups living in the City of South Jordan; organizations representing non-English speaking citizens in the City of South Jordan; and other interested parties.
5. Notice will be posted on the public bulletin board outside the City Council Chambers.
6. Notice will also be given to any person or group that requests information.

7. Any activity requiring public notice will be placed on the Utah Public Notice website.

Copies of the Public Notices published during the 2012 Consolidated Planning Process are included as an attachment to this plan.

Public Hearing

The City conducted a public hearing at City Hall, 1600 W. Towne Center Drive (10610 S), South Jordan, UT, 84095 on Tuesday night, April 3rd during the City Council meeting. The chambers are accessible, and translation and accommodation services were offered to anyone needing them. City staff and council members collected feedback on housing and community development needs, and desires for the use of CDBG block grant funds.

Public Access and Accommodation

The City of South Jordan facilitates broad-based participation in its planning process by providing:

- No less than two-week advance publication of a Notice of Public Hearings,
 - No less than 30 days to review the draft documents,
 - Two-week periods following hearings for the submission of additional comments,
 - Direct mailings of Notices to a wide range of interested groups,
 - Easy access to draft documents (hard copies and on-line) and hearing transcripts,
 - Accommodation of special needs participation through sign-language interpreters and interpreters for Spanish-speaking constituents, and
 - Holding hearings at convenient times and in barrier-free facilities that are easily accessible by public transportation.
4. Provide a description of the process used to allow citizens to review and submit comments on the proposed consolidated plan, including how the plan (or a summary of the plan) was published for review; the dates, times and locations of a public hearing, or hearings; when and how notice was provided to citizens of the hearing(s); the dates of the 30 day citizen comment period, and if technical assistance was provided to groups developing proposals for funding assistance under the consolidated plan and how this assistance was provided.

See above. The Consolidated Plan was published for review on the City website, and in hard copy available at City Hall. A notice was published in the *Salt Lake Tribune* and *The Deseret News* providing citizens 30 days to submit comments. This notice was published on April 7th, 2012, and the draft plans were available for comment on April 11th. The draft plan was also circulated to interested parties allowing them to make comments. No comments were received regarding the Draft Five Year Consolidated Plan or the 2012 Annual Action Plan.

Agencies seeking to submit proposals for funding assistance under the Consolidated Plan will be provided technical assistance if needed during the application process, which will begin in August, 2012.

5. Provide a summary of citizen comments or views received on the plan and explain any comments not accepted and reasons why these comments were not accepted.

Three nonprofit service providers attended the April 3rd Public Hearing and provided comments regarding the need for homeless public service funding (The Road Home), public service funding for the South Valley Sanctuary in West Jordan, and the need for housing rehabilitation services (Roger Borgenicht, the director of Assist, which runs a Emergency Home Repair program).

The following is the official transcript from the hearing. The City Council adopted the minutes from the hearing on April 17th, 2012. The hearing sign in sheet, official minutes, and agenda are included as an attachment to the Plan.

III. PUBLIC HEARINGS AND POTENTIAL LEGISLATIVE ACTION ITEMS A.1.

Public Hearing – CDBG (By ACM Laurie Johnson)

ACM Johnson reviewed the background information on this item. Mayor Osborne read a prepared statement (Attachment A).

ACM Johnson said they did a survey on needs. If there is anyone in the audience that would like to participate in that, the forms need to be filled out and turned in tonight.

Mayor Osborne opened the public hearing.

Celeste Eggert, Development Director for the Road Home homeless shelter, discussed how many people they serve. CDBG funds are vital to their non-profit organization. They accept people from every city along the Wasatch Front.

Ms. Eggert said they always ask the person their city of origin when they come to the shelter. The individuals may or may not report that accurately. Some may fear that if they do not say that they are from Salt Lake, they will be turned away. Most of the people that they serve are from Salt Lake. They receive money from communities other than Salt Lake. Last year, they applied for \$4000 from South Jordan and were awarded \$3395. They are one of a handful of agencies that make similar applications to the city.

Jennifer Campbell, South Valley Sanctuary, said they are at a non-disclosed location approximately Redwood Road and 7800 South. They shelter individuals that are in danger from domestic violence. She reviewed the number of people they serve and their average stay at the South Valley Sanctuary. They work with the Road Home shelter. They ask for help from all cities. It is open to everyone. They have 13 rooms; 57 beds. A family will have a room to

themselves. Sometimes two single individuals will share a room. She said they are active in education and outreach.

ACM Johnson reviewed the total CDBG budget and how the funds are dispersed. Fifteen percent can be used for these public service type projects. She explained the application process to access the funds. One to two City Council members will sit on the committee and make recommendations for final funding.

ACM Johnson explained there are criteria for various programs to be eligible for funding.

Council Members Seethaler, Butters, Short, and Newton volunteered to serve on the CDBG funding committee.

Roger Borg, Emergency Home Repair, said they do accessibility design. They fix roofs, railings, grab bars, ramps, etc. It is a non-profit organization. It is a permanent repair. They have been around for over 40 years.

A.2. Potential Action Item – (See III. A.1.) CM

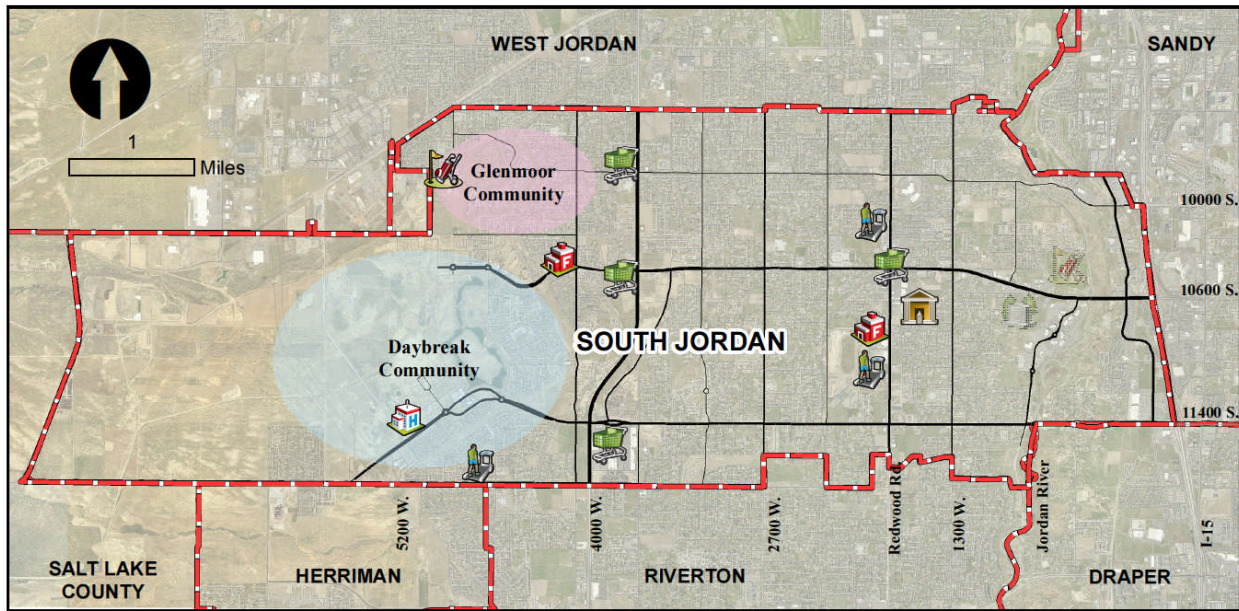
Geilmann said no action is required on this item.

HOUSING AND HOMELESS NEEDS

Housing Needs 91.205

6. In this narrative, describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families; renters and owners; elderly persons; single persons; large families; public housing residents; families on the public housing and section 8 tenant-based waiting list; persons with HIV/AIDS and their families; victims of domestic violence, dating violence, sexual assault, and stalking; and persons with disabilities; and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families) and substandard conditions being experienced by extremely low-income, low-income, moderate-income, and middle-income renters and owners compare to the jurisdiction as a whole. The jurisdiction must define the terms "standard condition" and "substandard condition but suitable for rehabilitation."

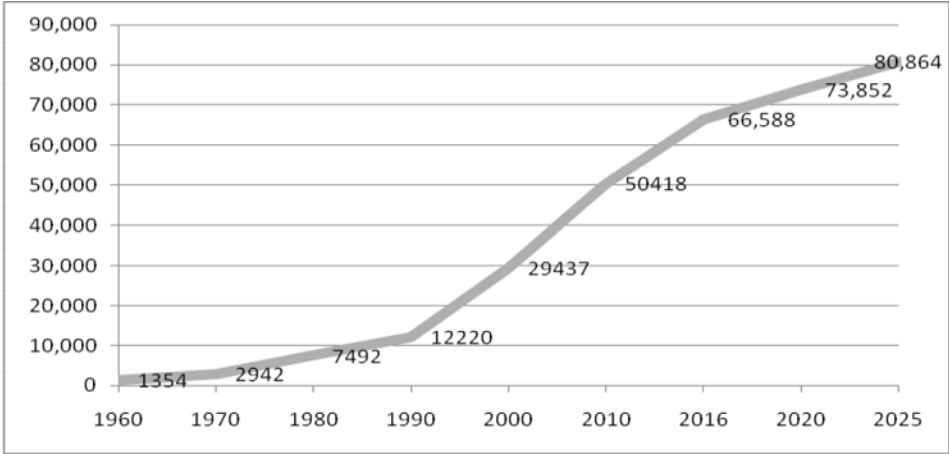
South Jordan, Utah is located in the southern suburban ring around Salt Lake City, and is a newer, booming City in Salt Lake County. Neighboring communities include West Jordan, Sandy, Riverton, Draper and Herriman.



City Boundary Cemetery City Hall Fire Station	Fitness Center Golf Course Hospital Shopping Area	<h2 style="text-align: center;">City of South Jordan</h2> <p style="text-align: center;">Aerial dated April 2010. Prepared February 2012 by J. Warner</p> <div style="text-align: right;"> SOUTH JORDAN <small>UTAH</small> </div>
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South Jordan’s population grew by 71% between 2000 and 2010, according to the US Census. This growth rate is over four times the growth rate of 15% throughout Salt Lake County. South Jordan’s population has been growing at rates higher than most other Utah cities since the 1960s, with average growth per decade of 119%. Lately, much of the population growth in South Jordan has taken place in the master planned community Daybreak.

Figure 1: South Jordan Population Growth and Forecast



Sources: US Census Bureau, City of South Jordan Planning Department

South Jordan's population is forecast to continue growing in the next five years, by over 16,000 persons between 2010 and 2016, according to City planning staff. The Daybreak community continues to grow, as do other new residential developments, and the City expects the total number of housing units in South Jordan to increase from 14,943 in 2010 to 20,553 in 2016, an increase of approximately 5,500 units. Household growth forecasts are based upon build out of residential units in South Jordan.

The number of new households in South Jordan will be directly affected by the national and local economy, the growth in employment centers and businesses located in South Jordan, and the ability of developers to continue constructing new housing units in South Jordan. A forecast of new households by tenure is below. South Jordan is expected to gain over 4,000 owner occupied households between 2010 and 2016, and approximately 1,500 renter households during the same time frame.

Table 1: Household Forecast by Tenure, 2010 - 2025

	Total	Owner	Renter
2010	14,333	12,137	2,196
2016	20,553	16,892	3,661
2020	23,608	18,886	4,722
2025	26,892	20,976	5,916

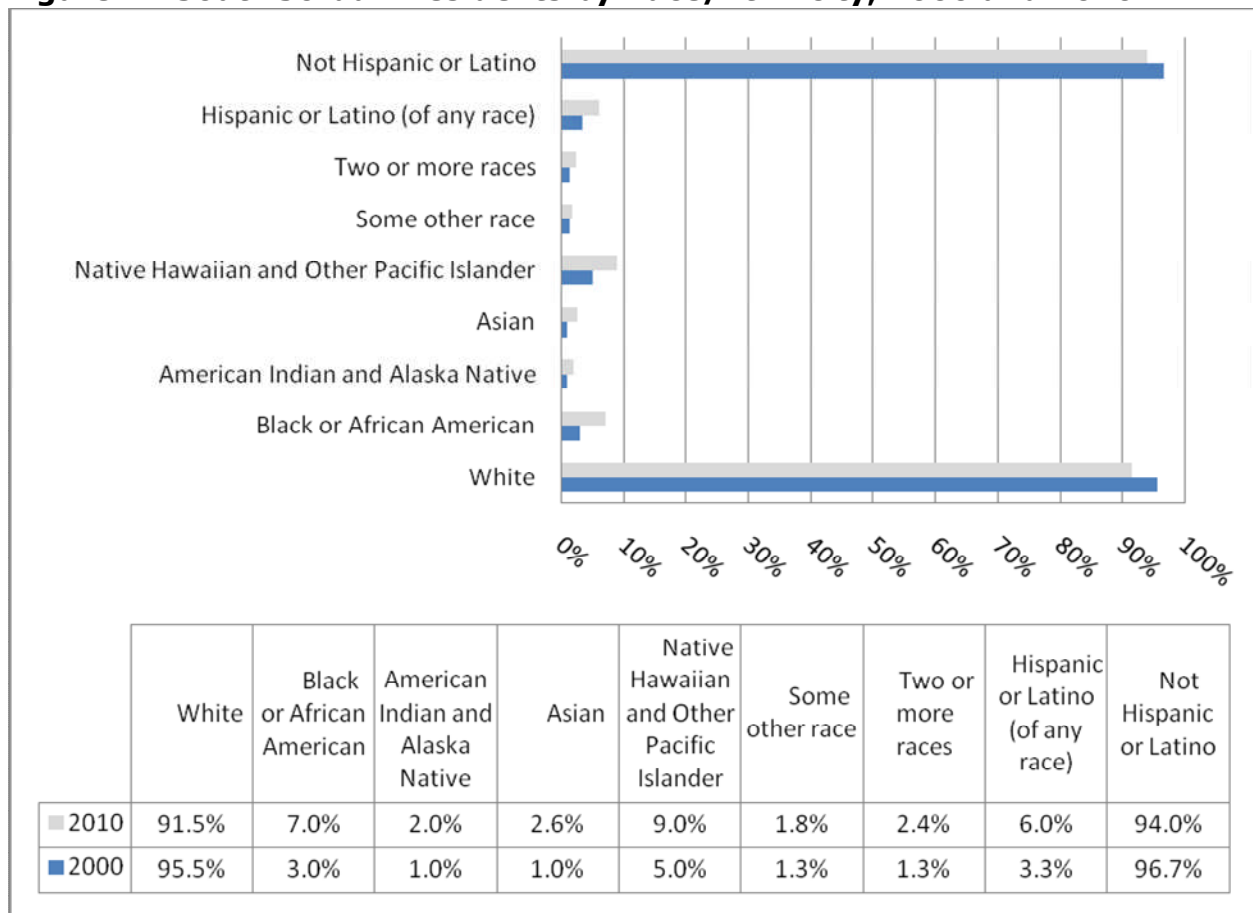
Sources: US Census Bureau, City of South Jordan Planning Department, Community Strategies Institute

As is true throughout Utah, South Jordan households are 50% larger than the national average, and are comprised by more families than the nation, state or county. The City's average household size was 3.77 in 2010.

Race and Ethnicity

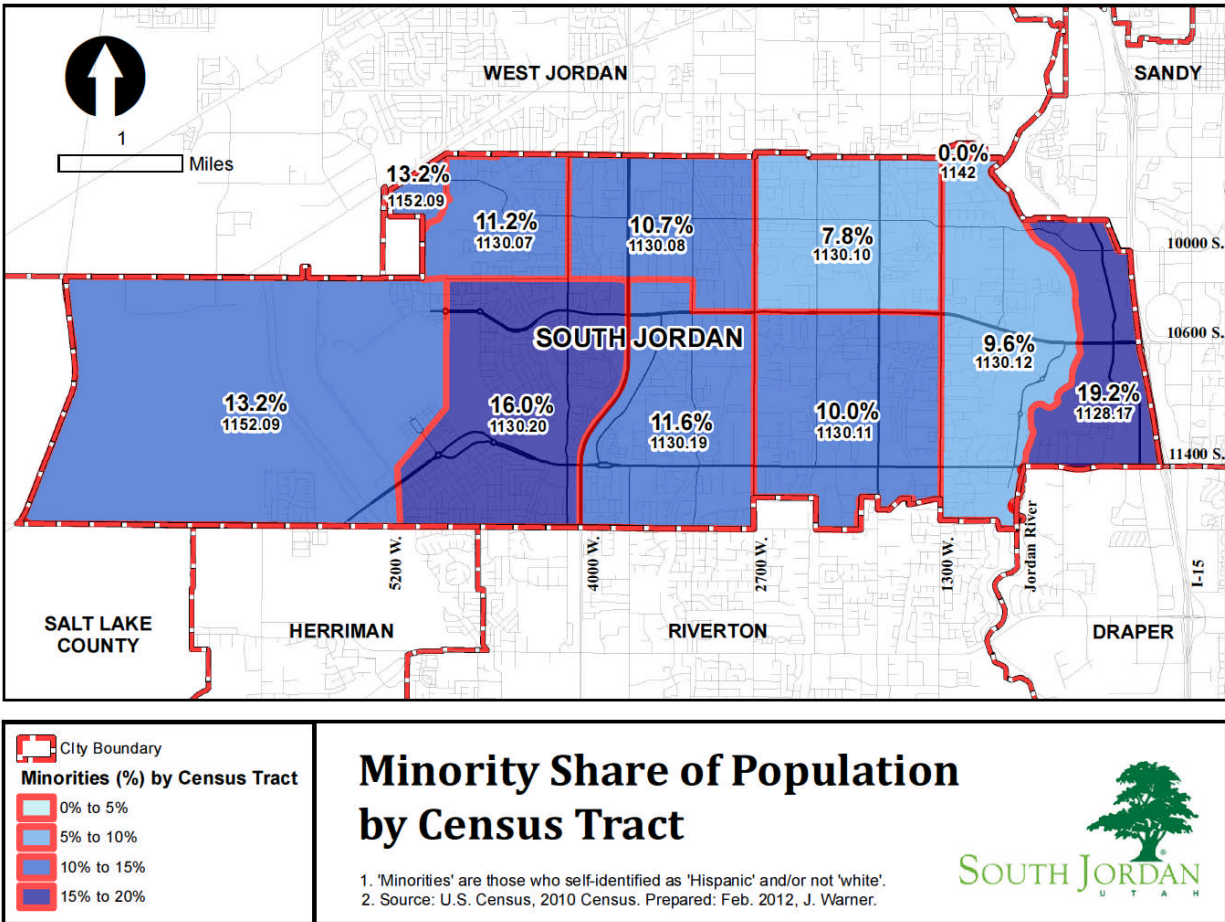
South Jordan's population is over 90% Anglo, non-Hispanic. The number and percentage of minorities and Hispanic persons in South Jordan continues to grow, and in 2010, 8.5% of South Jordan residents were a race other than Anglo. Hispanics now make up 6% of South Jordan's population.

Figure 2: South Jordan Residents by Race/Ethnicity, 2000 and 2010



Source: US Census 2000 and 2010

Minorities are fairly spread out throughout the City, with only one census tract having no minorities, and one with almost 20% minorities. The trend towards a higher Hispanic population follows a statewide and national trend.



Age of Population

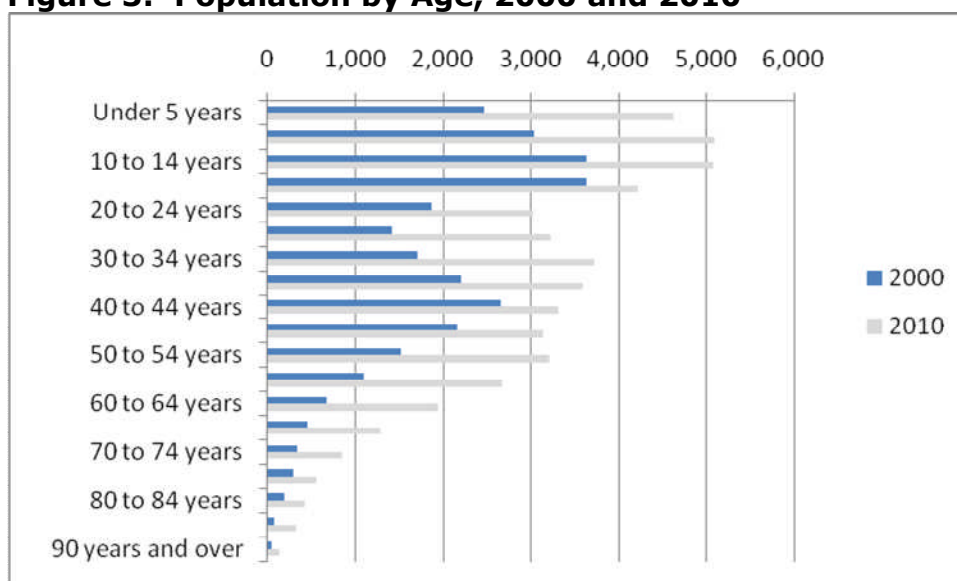
South Jordan has a young population. The median age of 28.4 within the City (2010 Census) is lower than the median age throughout the County (30.6) or the state (29.0). As the population in South Jordan has grown, however, new seniors moving to town and aging existing residents have caused the senior population to grow by 157%, or 2,183 people, in the past decade. As seniors age in South Jordan, they will need additional in-home services, community services, and specialized housing to keep them in their homes or housing units that are safe and offer necessary services.

Table 2: Senior Population Growth in South Jordan, 2000 – 2010

	2000	2010	Change
Age 65+	1,387	3,570	2,183
Age 75+	591	1,441	850
Age 85+	119	460	341

Source: US Census 2000 and 2010

Figure 3: Population by Age, 2000 and 2010



Source: US Census 2000 and 2010

Households by AMI

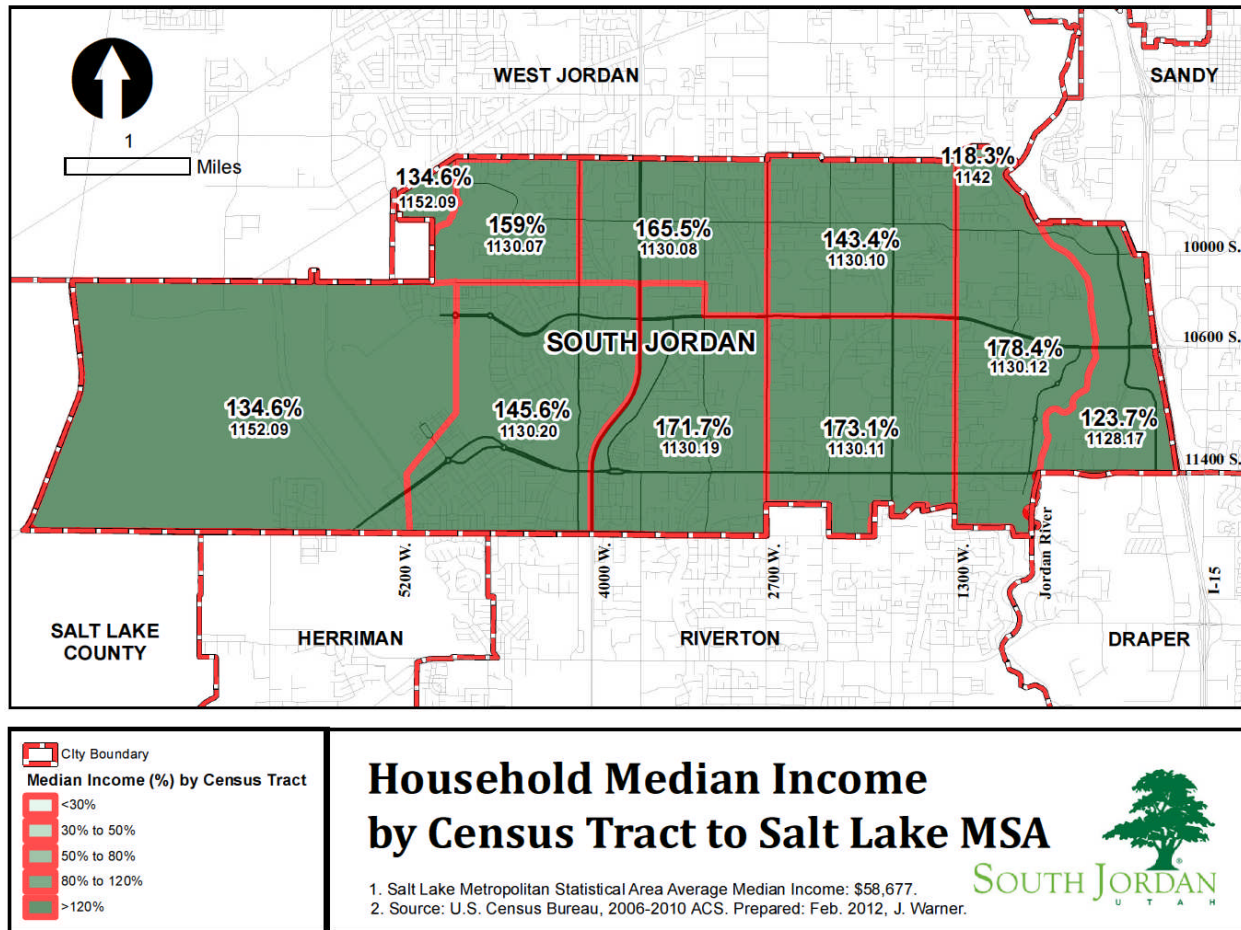
South Jordan households have higher incomes than in many other communities surrounding Salt Lake City. Approximately 75% of renter households and 88% of owner households have incomes above 80% of the Area Median Income. In 2012, the HUD median income for Salt Lake County is \$71,300.

Table 3: Households by AMI and Tenure, 2010

	Renters	Owners	Renters	Owners
0 - 30% AMI	50	185	2.3%	1.5%
31 - 50% AMI	130	290	5.9%	2.4%
51 - 80% AMI	375	990	17.1%	8.2%
81% AMI or above	1,641	10,672	74.7%	87.9%

Source: HUD CHAS Data, US Census Bureau 2010 Census, Community Strategies Institute

There are no census tracts in South Jordan with low income concentrations. In fact, there are none where the median income is at or below 80% AMI. Low, very low, and moderate income residents are scattered throughout the City.



Housing Needs and Gaps

The following table shows the housing needs of households at 80% AMI or less in South Jordan. The City used the 2006 – 2008 CHAS data set and 2010 Census to create this chart, and the CPMP Needs Table, which is included as an attachment to the 2012 Five Year Consolidated Plan.

Table 4: Summary Housing Needs Table, CHAS Data

	Renters					Owners					Total Households
	Elderly	Small Related	Large Related	All Other Households	Total Renters	Elderly	Small Related	Large Related	All Other Households	Total Owners	
NUMBER OF HOUSEHOLDS >=30% MFI	0	50	0	0	50	125	0	15	45	185	235
Any housing problems	0	50	0	0	50	125	0	15	45	185	235
Cost Burden > 30%	0	0	0	0	0	35	0	0	0	35	35
Cost Burden >50%	0	50	0	0	50	90	0	0	0	90	140
NUMBER OF HOUSEHOLDS 31 - 50% MFI	35	95	0	0	130	200	70	0	20	290	420
With Any Housing Problems	35	80	0	0	115	120	35	0	20	175	290
Cost Burden > 30%	0	45	0	0	45	85	35	0	0	120	165
Cost Burden >50%	35	35	0	0	70	35	0	0	0	35	105
NUMBER OF HOUSEHOLDS 51 - 80% MFI	40	105	175	55	375	230	295	420	45	990	1,365
With Any Housing Problems	40	25	175	10	250	75	160	345	34	613	863
Cost Burden > 30%	0	15	140	0	155	35	50	180	15	279	434
Cost Burden >50%	40	15	20	10	85	35	110	170	0	315	400
Total Households 0 = 80%					555					1,465	2,020
With Any Housing Problem					415					973	1,388
Cost Burden > 30%					200					434	634
Cost burden >50%					205					440	645
Percent of Households 0 - 80%					27%					73%	100%
Percent with Any Housing Problem					75%					66%	69%
Cost Burden >30%					36%					30%	31%
Cost burden >50%					37%					30%	32%

Cost Burdened Households

Cost burdened households are those that pay more than 30% of their income for housing costs, including rent or a mortgage payment, and utilities. The US Census tracts how many households in each community pay more than 30% of their income for housing (those considered "cost burdened"), and those paying more than 50% of their income for housing (considered "severely cost burdened").

The CHAS Needs data shows that there are currently approximately 634 cost burdened owner and renter households in South Jordan who pay 31 – 50% of their income for housing. There are 645 owner and renter households who pay more than 50% of their income for housing. A housing burden of no more than 30% of income is considered healthy for any household.

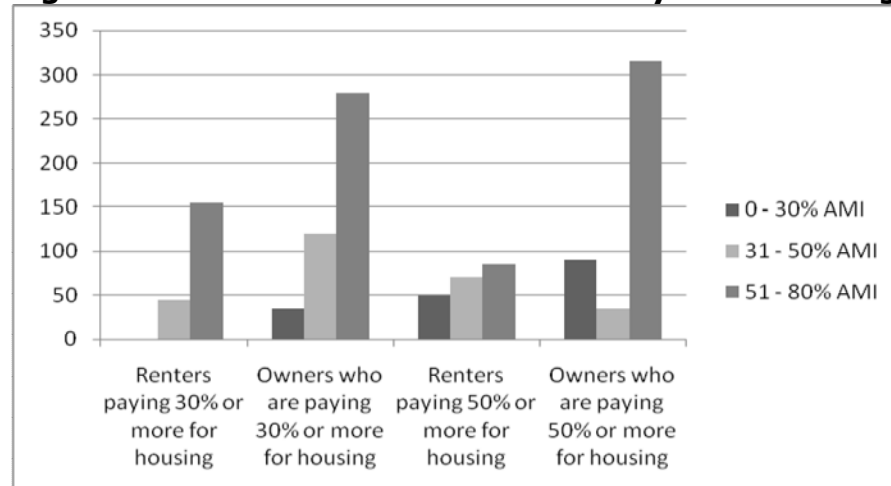
Table 5: Cost Burdened Households

	Renters	Owners	Total
Total Households 0 - 80% AMI	555	1,465	2,020
Cost Burden > 30%	200	434	634
Cost burden >50%	205	440	645
Percent of Households 0 - 80%	27%	73%	100%
Cost Burden >30%	36%	30%	31%
Cost burden >50%	37%	30%	32%

HUD CHAS Data

Cost burdened renter households are concentrated in the 30 – 50% AMI and 51 – 80% AMI income ranges. There are few renter households in South Jordan who earn 0 – 30% AMI, and some of these are already the recipients of Section 8 rental assistance vouchers. Cost burdened owners are concentrated in the 51 – 80% AMI income ranges, and may represent some households who chose to cost burden themselves for higher priced housing, or whose incomes have decreased since purchasing a home and who are paying a higher percentage of their income than they once did for housing. Some of these households may be in danger of foreclosure.

Figure 4: Cost Burdened Households by Income Range



There is a current gap in housing affordable to renter households who live in South Jordan and who pay more than 30% of their income for rent. HUD special CHAS data for 2006 – 2008 shows that there were 250 renter households earning 80% AMI or less in South Jordan who lived in units that had rents higher than their household should pay. Very few rental units in South Jordan are affordable to households at 0 – 30% AMI or 31 – 50% AMI households, as the following table shows. Many low wage workers in South Jordan live in surrounding communities with lower housing prices and more lower cost rental and restricted rental units. Increasing the supply of affordable rental housing would meet this housing need.

Table 6: Rental Units in South Jordan by Affordability Range and Income Range of Tenants, 2008

Rent Level	Resident % AMI	One unit	2 to 4 units	5 or more units	Other structure type (mobile homes, etc.)
Rent affordable to households at 30% AMI	<=30	0	0	0	0
	>30<=50	15	0	0	0
	>50<=80	0	0	0	0
	>80<=100	0	0	0	0
	>100	0	0	0	0
Rent affordable to households at 31 - 50% AMI	<=30	10	0	0	0
	>30<=50	45	0	0	0
	>50<=80	90	0	0	0
	>80<=100	0	0	0	0
	>100	0	0	0	0
Rent affordable to households at 51 - 80% AMI	<=30	40	0	0	0
	>30<=50	35	0	0	0
	>50<=80	50	10	35	0
	>80<=100	45	0	0	0
	>100	40	10	90	0
Rent affordable to households at 81% or higher AMI	<=30	0	0	0	0
	>30<=50	15	0	20	0
	>50<=80	150	0	40	0
	>80<=100	0	0	15	0
	>100	275	15	145	0

Source: CHAS 2006-2008 Special Tabulation (grey shading show those paying more than 30% of income for rent)

Needs for Single Persons and Families

Cost burdened renter households are concentrated in small family and senior households, as are cost burdened owner households in lower income categories. However, cost burdened owner households in the 51 – 80% AMI range are more likely to be large related households – families with a number of children.

The 2010 Census shows that over 84% of all households in South Jordan are owners. In 2010, there were only 1,641 renter households in South Jordan.

Current plans for new affordable housing units in South Jordan include one rental complex targeted to low income seniors. Other planned units are attached and detached units for sale, many of which will be in the affordable price range for persons at 80% AMI.

Overcrowding

Overcrowded households are those who have more than one person in the household per room within their home. There are very few households in South Jordan who are overcrowded – 125 owners and 50 renters in 2008. This represents 1% of all owner households and 10% of all renter households. The lack of any rent restricted properties within South Jordan may be leading lower income renters to find smaller, cheaper units to rent, even if they have larger households.

Table 7: Overcrowded Households in South Jordan, 2008

% AMI	Owner occupied units		Renter occupied units	
	<= 1.0 persons per room	> 1.0 persons per room	<= 1.0 persons per room	> 1.0 persons per room
<=30%	185	0	50	0
% >30 <= 50%	295	0	130	35
>50<=80%	975	15	340	0
>80%	8,855	110	625	15
Total	10,310	125	1,145	50

Source: CHAS 2006-2008 Special Tabulation

Substandard Housing and Conditions

Very few housing units within South Jordan are substandard. There are only 60 estimated units with lead hazards. Only 3.6% of housing units in South Jordan were built before 1960, or a total of 442 units according to the 2010 US Census.

There are no known significant problems with vacant and/or abandoned properties according to the City of South Jordan Code Compliance Department. The greatest problem is with exterior maintenance, particularly weeds, around bank owned properties. However, the City persistently strives to maintain contact with the banks, and issues are typically resolved.

Should the City of South Jordan sponsor or initiate a homeowner rehabilitation program, the City will employ the following definitions and standards to units which may be considered for rehabilitation services:

Standard unit(s) not suitable for rehabilitation: A unit is deemed "Standard, not suitable for rehabilitation" when the unit(s) meets the rehab agency's written Rehabilitation Standards at the time of application/initial inspection, or if the costs to bring the unit up to the Rehabilitation Standards are less than \$1,000. A unit deemed standard, not suitable for rehabilitation shall not be approved to participate

in the rehabilitation program.

Sub-standard unit(s) suitable for rehabilitation: A unit is deemed “Sub-standard, suitable for rehabilitation” when the unit(s) does not meet the rehab agency’s written Rehabilitation Standards at the time of application/initial inspection, and the costs to bring the unit up to the Rehabilitation Standards are more than \$1,000, but less than 75% of the assessed valuation of the unit. A unit deemed sub-standard, suitable for rehabilitation shall be approved to participate in the rehabilitation program, provided all other eligibility requirements are met.

Sub-standard unit(s) not suitable for rehabilitation: A unit is deemed “sub-standard, not suitable for rehabilitation” when the unit(s) does not meet the rehab agency’s written Rehabilitation Standards at the time of application/initial inspection, and the costs to bring the unit up to the Rehabilitation Standards exceeds 75% of the unit(s) assessed valuation, subject to approval by the South Jordan City Manager of the CDBG program. A unit deemed sub-standard, not suitable for rehabilitation shall not participate in the rehabilitation program. However, if all other eligibility requirements are met by the applicant, the agency shall make every effort to provide assistance to the applicant to obtain safe, decent and affordable housing, utilizing available program funding, including, but not limited to temporary relocation (voluntary), or alternative relocation which may include demolition and rebuilding the unit to meet the appropriate needs of the applicant.

Section 8 Voucher Waiting Lists

The three housing authorities that serve residents of South Jordan have very long waiting lists. Households can expect to stay on these lists for up to two years, and two of the lists are closed to new applicants. The Salt Lake County waiting list has over 7,900 households on it. Salt Lake City has over 3,000. Clearly, there is a need for more vouchers to serve the needs of very low and low income renters in South Jordan and throughout Salt Lake County.

Persons with HIV/AIDS and their Families

HOPWA vouchers are available for persons with HIV/AIDS in Salt Lake County. The Salt Lake Community Action Program is the conduit agency through which the HOPWA program funding flows. The agency case managers provide rent deposits, vouchers, pay first months rents, and utility assistance to persons with HIV/AIDS. Between July 2010 and June 2011, 120 total people were served in a three county area, in addition to 87 dependents, for a total of 207 beneficiaries. Currently, no persons in South Jordan are using HOPWA vouchers, and none are on the waiting list for vouchers. The Utah AIDS Foundation is only serving seven people in South Jordan with case management services, allowing people to live independently within their homes. There is no waiting list for their services.

Victims of domestic violence, Dating violence, Sexual assault, and Stalking

The South Valley Sanctuary in West Jordan was founded in 1998. The mission of the South Valley Sanctuary is to provide safe shelter and supportive services to anyone experiencing psychological, physical, emotional, economic or sexual abuse at home. The agency has 13 rooms and 57 beds in their shelter, and continually takes new clients for up to 30 days each. The South Valley Sanctuary works to help victims develop the skills to successfully transition back to the community into permanent housing and break the cycle of violence.

In 2011, the South Valley Sanctuary provided shelter and supportive services to 411 individuals, 3 of which were residents of South Jordan. The shelter also provided resources and referral services to 2,368 individuals calling the shelter hotline. Demand for services is growing, and the shelter expects to serve an increased number of persons in 2012, up to approximately 500 victims, 55% of whom are children, and almost all of whom are very-low and low-income.

South Jordan residents who move from the South Valley Sanctuary may need an affordable rental unit in order to return to the City. These households can benefit from the development on a rent restricted property with rents restricted to 50% of the AMI or less.

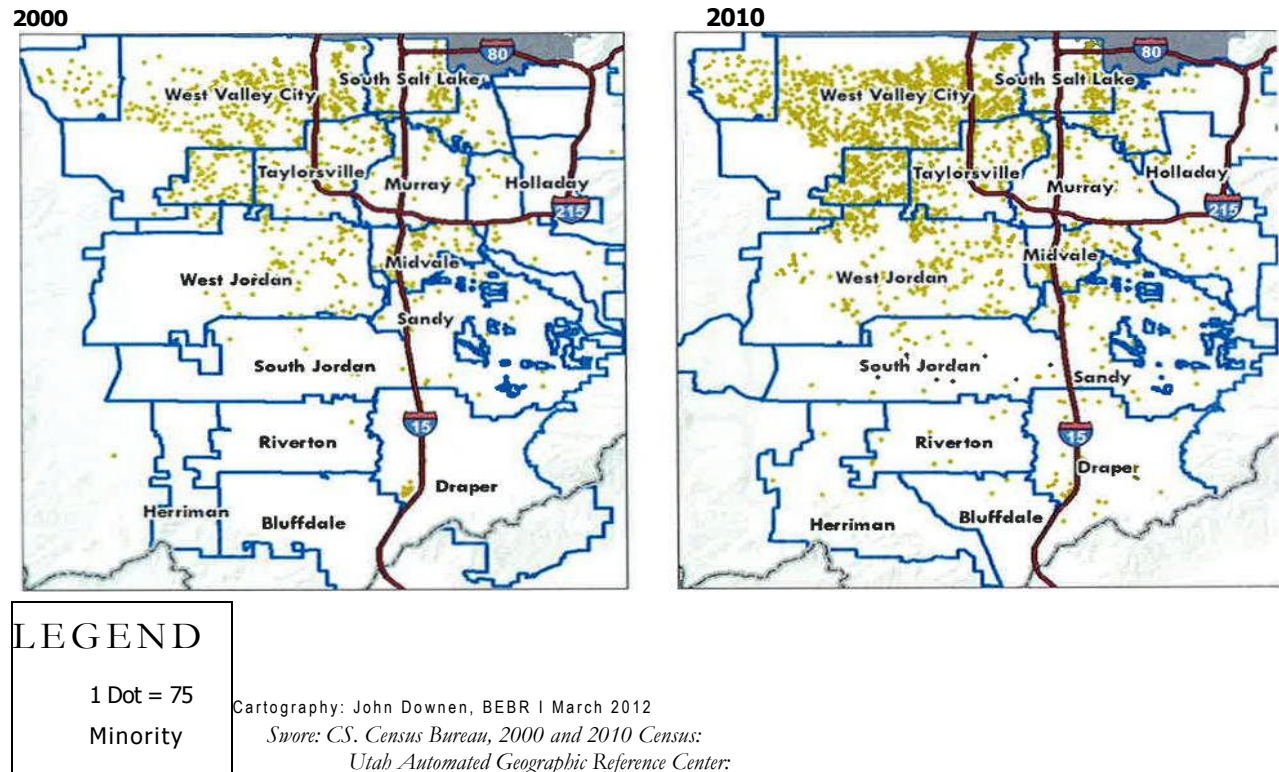
Persons with Disabilities

Using CHAS data and Census data, South Jordan estimates that there are 363 households in South Jordan with incomes at 80% AMI or below who have a disabled household member. Currently, there are no properties in South Jordan targeted only to households with a disabled member. None of the housing agencies serving Salt Lake County have plans to build units only for persons with disabilities. However, a senior targeted property is in the planning stages where disabled residents would be eligible to rent, and any new subsidized rental property would have to provide at least 2% of all units for persons with disabilities. Persons with disabilities can also apply for housing vouchers through the three housing authorities.

Owners with disabilities may need financial assistance to make modifications to their homes. Assist, Inc, and the Utah Food Bank Services provide assistance with emergency and minor home repairs.

7. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must provide an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

The following graphic from the Salt Lake County Analysis of Impediments shows that the number of minorities is growing throughout the greater Salt Lake City area.



HUD CHAS special tabulations data for 2006 – 2008 shows that minorities and Hispanic residents in South Jordan are a higher percentage of low and moderate income households in the City, both owners and renters. Hispanic owners earning 30 – 50% of the area median income are the only group that are represented more than 10% higher than any other group in the category. These owners may need foreclosure counseling or other homeowner services that are offered in Spanish.

Table 8: Minority Households by Tenure and Income Range

	Renter						All Renters by Race	
	<=30 % AMI		30-50% AMI		50-80% AMI			
	N	%	N	%	N	%	N	%
Hispanic, any race	0	0.0%	0	0.0%	25	7.0%	40	3.4%
American Indian or Alaska Native alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Asian alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Black or African-American alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
other (including multiple races)	0	0.0%	15	11.5%	0	0.0%	15	1.3%
Pacific Islander alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
White alone	50	100.0%	115	88.5%	355	100.0%	1,145	98.7%
Total	50		130		355		1,160	
	Owner						All Owners by Race	
	<=30 % AMI		30-50% AMI		50-80% AMI			
	n	%	n	%	n	%	n	%
Hispanic, any race	0	0.0%	40	16.0%	120	14.5%	405	4.0%
American Indian or Alaska Native alone	0	0.0%	0	0.0%	0	0.0%	30	0.3%
Asian alone	0	0.0%	0	0.0%	20	2.4%	125	1.2%
Black or African-American alone	0	0.0%	0	0.0%	0	0.0%	30	0.3%
other (including multiple races)	0	0.0%	0	0.0%	0	0.0%	115	1.1%
Pacific Islander alone	0	0.0%	0	0.0%	30	3.6%	50	0.5%
White alone	185	100.0%	250	100.0%	825	100.0%	9,680	96.5%
Total	185		250		875		10,030	

Source: HUD CHAS Special Tabulations Data, 2006 – 2008 American Community Survey

Homeless Needs 91.205 (c)

8. Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of sheltered and unsheltered homelessness, (including rural homelessness and chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth), the number of persons experiencing homelessness on a given night, the number of persons who experience homelessness each year, the number of persons that exit homelessness each year; the number of days that persons experience homelessness, and other measures specified by HUD, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and families with children, (especially extremely low-income) who are currently housed but threatened with homelessness. This information may be evidenced by the characteristics and needs of individuals and families with children who are currently entering the homeless assistance system or appearing for the first time on the streets. The description must specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

South Jordan is included in the Salt Lake County 10 Year Plan to End Homelessness, and the efforts of the Road Home to meet the goals laid out in the plan. There are no permanent shelter beds outside of Salt Lake City, where most services are concentrated. The statewide Point-in-Time survey, taken at the end of 2011, counts the number of homeless persons and households throughout the

entire county. It is not possible to determine the number of these who came from South Jordan. The City has completed the Homeless Needs Table in the CPMP tool for all of Salt Lake County, since the entire county participates in solving the county-wide homeless problem. The Road Home staff reported that they served a total of 8 homeless individuals from South Jordan in 2011.

The Salt Lake County Schools do track the number of homeless students who attend school in South Jordan. The district is not able to identify where the students are currently living, but many or most probably live within South Jordan. According to district staff, most are living in housing units where their households is doubled up with relatives after losing jobs and homes. A total of 285 homeless children attend school in South Jordan.

	Code #1	Code #2	Code#3	Code #4	Code #5	Code #6	TOTAL
Students	272	3	1	0	2	7	285

Code Key:

Code#1=Student is sharing housing with one or more families due to loss of housing, economic hardship or similar reason

Code#2=Student is temporarily living in a motel or hotel due to loss of housing, economic hardship or similar reason

Code#3=Student is living in a shelter (family shelter, domestic violence shelter, youth shelter, or transitional housing)

Code#4=Student is living in a car, park, Campground, abandoned building, or public place

Code#5=Student is living in a place without adequate facilities (not designed for heat, electricity, water services, etc.)

Code#6=Student is seeking enrollment without an accompanying parent (unaccompanied youth)

9. Describe, to the extent information is available, the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

The Salt Lake County homeless enumeration does not break the number of homeless persons counted down by race or ethnicity.

Non-homeless Special Needs 91.205 (d) including HOPWA

10. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, public housing residents, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (Table 1B or Needs.xls in CPMP Tool) of their

Consolidated Plan to help identify these needs.

*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

The City of South Jordan conducted interviews with all providers of services for residents of South Jordan with special needs, including seniors, persons with HIV/AIDS, persons with developmental disabilities, mental health issues, physical disabilities, persons with alcohol or other drug addictions, Section 8 voucher holders, victims of domestic violence, and abused youth and families in crisis. The CPMP table on non-housing needs for special populations is included in this plan.

Some agencies provide services for their clients within South Jordan. Many have clinics or facilities in nearby communities, such as West Jordan. Other than those serving seniors, no service provider within the community indicated a need to expand or rehabilitate their physical property within South Jordan, though some agencies have had increases in demand for services and expect future increased demand. The City has completed the Non-Homeless Special Needs tab of the CPMP tool, which is included as an attachment to the plan.

Elderly and Frail Elderly

The number of elderly and frail elderly persons in South Jordan is growing. A total of 3,570 persons age 65 and older lived in South Jordan in 2010, and their share of the total population continue to grow. A 2011 report by the AARP, the Utah State Housing Profile, shows that 10.2% of persons in Utah age 65 or older have a self care disability. Using this percentage, we estimate that up to 364 seniors in South Jordan may be frail.

In South Jordan, seniors rely upon the Senior Center for much assistance. The City has staff members who work with seniors, provide meals and activities on site, and some transportation is provided for seniors to provide access to activities, doctor's appointments, and the grocery store. Continuing the viability of the senior center and expanding their public services is identified as a high and continued need in South Jordan.

Persons with Disabilities

Using 2010 US Census data on disabilities, South Jordan estimates that there are 363 persons living in South Jordan with incomes at or below 80% of the AMI who have a disability. The City of South Jordan recognizes that accessibility is critical for these citizens. A study has just been completed of access to public buildings to determine what upgrades and modifications must be made to assist these residents. The City has identified accessibility as a high priority infrastructure improvement.

Valley Mental Health serves residents of South Jordan with mental health issues. The South Valley clinic is located within minutes of South Jordan to the east. The agency provides community based outreach teams, and community based services in client homes. While there are some private providers of mental health services

in the county, Valley Mental Health is the largest provider for serious and persistent mental illness and the only provider for low income residents.

The agency has many service lines, depending upon client needs, including services for people who are homeless and have mental illness, medical outreach, housing authority client services and outreach, housing and case management services to provide wrap around mental health services in the housing continuum, housing units for persons with mental illness (HUD 811 properties, Supportive Housing beds, Shelter Plus Care Vouchers, Safe Haven beds), and alternatives to incarceration which focus on individuals with substance abuse and mental health issues. Outpatient clinics include counseling, pharmacies, and coordination with other medical care.

Using 2011 statistics on the number of Valley Mental Health clients served throughout the county and the penetration rate for service, it is estimated that 806 South Jordan residents need Valley Mental Health Services and are in receipt of the services that they need.

Valley Mental Health did not identify any gaps in service for South Jordan residents with mental health issues.

Persons with Developmental Disabilities are served by Rise Services in Salt Lake County. Rise Services has a day treatment facility in South Jordan, where 25 – 30 people from the west valley communities can go and receive services during the day. The agency offers day and after school services to young people age 20 and under at the South Jordan day facility as well.

Rise Services also has a six person group home in West Jordan, which serves those from South Jordan. Currently, there are five residents in this group home. Other group homes are scattered throughout Salt Lake County. Rise did not identify any unmet needs in South Jordan at this time.

Persons with Alcohol or Drug Addictions

In Salt Lake County, the Division of Behavioral Health Services is responsible for providing substance abuse services. A coalition of agencies provides services throughout the county. The total number of persons served throughout the county was 6,759 in 2011, according to the Utah Department of Substance Abuse and Mental Health 2011 Annual Report. Of these, 6,092 were adults and 667 were youth. Applying the same penetration rate of the total population to South Jordan creates an estimated number of persons with alcohol or drug additions being served in South Jordan of 352. The Division of Behavioral Health Services did not identify any unmet needs for South Jordan residents.

Victims of Domestic Violence

As described earlier in this plan, The South Valley Sanctuary provides services for South Jordan residents who are victims of domestic violence. A total of three individuals from South Jordan were served in West Jordan by the South Valley Sanctuary in 2011. The South Valley Sanctuary staff expects that demand for services will continue to grow in 2012.

Lead-based Paint 91.205 (e)

- 11.** Estimate the number of housing units* that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.

The City has very little older housing stock, with only 1,384 housing units built before 1978. The report of the President's Task Force on Environmental Health Risks and Safety Risks to Children (February 2000)

<http://www.cdc.gov/nceh/lead/about/fedstrategy2000.pdf>, estimates that 4.33% of all units built before 1978 contain a lead hazard. Using this methodology, the City has an estimated 60 housing units that contain lead based paint hazards, as defined in section 1004 of the Residential Lead Based Paint Hazard Reduction Act of 1992.

The City will continue to work with the County on a case by case basis as concerns arise. South Jordan residents who are low income and have children under 6 years of age living in the home are eligible for the Utah County Lead Free Homes lead remediation program offered by the County. The three local housing authorities who have Section 8 tenants living in South Jordan are required to ensure that private housing units occupied by their tenants are lead safe.

HOUSING MARKET ANALYSIS

Housing Market Analysis 91.210

- 12.** Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.

In 2010, South Jordan conducted a Moderate Income Housing Plan, which examined the housing market in South Jordan and the supply and demand for affordable housing units. The following narrative uses some analysis from that report, along with updated information from the US Census, City records, and MLS listings to analyze the 2012 housing market in South Jordan.

Housing Supply

Most housing units in South Jordan are single family homes. Only 5.6% of all owners live in attached housing units or mobile homes. Renter households live in a mix of housing types, including single family homes, condos and townhomes, and multi-unit properties.

Table 9: Housing Units in South Jordan

	Owner-occupied housing units	%	Renter-occupied housing units	%	Total Units	%
1, detached	10,136	94.4%	800	47.2%	10,936	87.9%
1, attached	532	5.0%	182	10.7%	714	5.7%
2	0	0.0%	55	3.2%	55	0.4%
3 or 4	59	0.5%	29	1.7%	88	0.7%
5 to 9	0	0.0%	107	6.3%	107	0.9%
10 to 19	0	0.0%	175	10.3%	175	1.4%
20 to 49	0	0.0%	84	5.0%	84	0.7%
50 or more	0	0.0%	262	15.5%	262	2.1%
Mobile home	14	0.1%	0	0.0%	14	0.1%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%
Total	10,741		1,694		12,435	

Source: U.S. Census Bureau, 2006-2010 American Community Survey

While historically, most housing units built in South Jordan have been single family homes, focus by the City and developers during the past few years to increase the number of attached housing units and apartments is increasing housing choices for South Jordan residents. The City has adopted a Housing Element in the General Plan that encourages the development of denser housing, bringing the price of many housing units down to the affordable level for households at 80% AMI or less.

The following table shows building permit numbers in South Jordan for the past five years. Permits and construction of multifamily units have been increasing since 2007, and total permits for all housing units are on the rise as construction starts for new housing units begin to rise again from lows four years ago.

Table 10: Building Permits in South Jordan, 2007 – 2012

YEAR	Permits			Dwelling Units		
	SF	MF	Total	SF	MF	TOTAL
2007	639	161	800	639	194	833
2008	201	249	450	201	798	999
2009	304	192	496	304	700	1,004
2010	230	82	312	230	100	330
2011	399	241	640	399	253	652
TOTAL	1,773	925	2,698	1,773	2,045	3,818

Source: City of South Jordan

The increase in multi-unit construction reflects the current tightening of the housing market. The South Jordan market was saturated with single-family units for many

years. Housing prices have escalated faster than incomes, causing some residents to look toward more affordable housing options such as multifamily or condo units.

A closer examination of South Jordan's number of dwelling units constructed from 2004 to 2009 show the reason for South Jordan's stable housing market. The majority of housing units constructed through 2007 were single-family units. However, in 2008 single-family unit construction decreased significantly, dropping to approximately 19 percent. Other units constructed increased significantly in 2008 and 2009. These other units largely consist of moderately priced multi-family or condo units.

Table 11: Development of Multi-Unit Properties in South Jordan

	SINGLE-FAMILY UNITS	OTHER	TOTAL	PERCENT SINGLE-FAMILY UNITS
2004	877	118	995	88.10%
2005	864	157	1,021	84.60%
2006	910	202	1,112	81.80%
2007	642	188	830	77.30%
2008	185	795	980	18.90%
2009	306	680	986	31.00%

Source: South Jordan Moderate Income Housing Plan, 2010

The following table shows the total number of developed and undeveloped acres for traditional residential designations in South Jordan. To date, approximately 5,388 acres have been developed. Future units have been estimated using the total number of undeveloped acres and the City's definition of total units per acre for each land use designation. Estimates are for 2,379 potential units of traditional residential development.

Table 12: Traditional Residential Development, 2010 Data

	DEVELOPED ACREAGE	UNDEVELOPED ACREAGE	PROJECTED UNITS
Rural Residential (1.8 units/acre)	1,936.97	245.28	442
Low Density Residential (3 units/acre)	3,066.56	360.43	1,081
Medium Density Residential (8 units/acre)	312.68	85.76	686
Medium High Density Residential (12 units/acre)	0.78	14.17	170
High Density Residential (20 units/acre)	71.36	0	0
Total	5,388.35	705.64	2,379

Source: South Jordan Moderate Income Housing Plan, 2010

Daybreak/Kennecott Land Development is the only Large Scale Master Planned Community in the City. Total developed acres equal approximately 1,413 while total undeveloped acres equal 2,960. It is estimated that total future build-out will equal 18,301 additional units, many of which would be classified as affordable for moderate income families, largely due to the higher densities in the Daybreak development.

The table below shows the total number of developed acres as well as the total

undeveloped acreage available for future mixed use development. These newly zoned 384.44 acres are expected to capture additional high density residential development in the future, many of which would also be classified as affordable for moderate income residents.

Table 13: Mixed Use Development, 2010

	DEVELOPED ACREAGE	UNDEVELOPED ACREAGE
Village Mixed Residential	16.44	66.43
Village Mixed Use	221.35	274.49
Town Center Mixed Use	38.62	4.32
Transit Oriented Development Mixed Use	84.84	39.2
Total	361.25	384.44

Source: South Jordan Moderate Income Housing Plan, 2010

There is currently no land use or zoning policy in place that will prohibit the development of appropriate housing options for the community. In fact, South Jordan City has been a recognized leader on the west side of the Salt Lake Valley in allowing higher-density residential development and encouraging mixed-use development, especially in the Daybreak area. Higher density development significantly reduces land costs, as well as infrastructure costs. Mixed use development reduces the number of vehicle trips that households must make in order to purchase goods and services, thereby further assisting lower-income families.

South Jordan has a variety of housing opportunities available and is moving toward allowing more high density residential development with its newly defined and approved mixed use designations. In addition, the 170 “medium high” density residential units for which the City has recently made plans will increase the number of affordable housing units found in the community.

Housing Prices

Multi-list (MLS) data through the Wasatch Front Board of Realtors was used to analyze the market for units for sale in South Jordan. Condo and townhome sales in South Jordan have been fairly steady since 2010. Townhome sales levels are their highest since before 2007, while condo sales have stayed stable. The number of days needed to sell units (CDOM) is down since 2011, which is a good sign for the market. In 2012, a price of \$230,000 is affordable to a household earning the Salt Lake County median income of \$71,200. The current median price of an attached home in South Jordan is affordable at this income level. At 60% of the area median income, units would need to be priced at \$175,000 to be affordable. Condo and townhome units sold in 2012 in South Jordan are within the price range of 60% AMI households.

Table 14: Condo/Townhome Sales and Listings in South Jordan, 2010 - 2012

	2010	2011	% Change	2012	% Change
CDOM	53	219	313.2%	96	-56.2%
Condo # Sold	3	4	33.3%	2	-50.0%
Condo Mdn Sold Price	\$177,350	\$207,500	17.0%	\$159,500	-23.1%
Townhouse # Sold	12	12	0.0%	13	8.3%
Townhouse Mdn Sold Price	\$190,950	\$162,950	-14.7%	\$179,900	10.4%
New Listings	65	41	-36.9%	46	12.2%
Mdn % of New Listings Sold	23.08%	39.02%	69.1%	32.61%	-16.4%
New Mdn Asking Price	\$179,900	\$176,900	-1.7%	\$174,400	-1.4%

Source: Wasatch Front Board of Realtors MLS, March 2012

The median asking price for single family homes in South Jordan in 2011 was \$289,900, and the median sold price was \$275,000. There are some homes on the market that are affordable to households between 60% AMI and 80% AMI, but prices for many detached homes are out of the affordable range.

Table 15: Single Family Sales and Listings in South Jordan, 2010 - 2012

	2010	% Change	2011	% Change
CDOM	84	-32.8%	77	-8.3%
Single Family # Sold	619	9.0%	637	2.9%
Single Family Mdn Sold Price	\$290,000	-5.4%	\$275,000	-5.2%
New Listings	1258	0.9%	1120	-11.0%
Mdn % of New Listings Sold	49.21%	8.0%	56.88%	15.6%
New Mdn Asking Price	\$289,900	-6.5%	\$289,900	0.0%

Source: Wasatch Front Board of Realtors MLS, March 2012

HUD special CHAS tabulation data for South Jordan shows that very few rental units in South Jordan are affordable to households earning 30% or less of the AMI, and only 13.5% are affordable at 50% AMI. Another 30% are affordable at 80% AMI. Special tabulations data in Table 16 indicates that many of the residents in these units are paying too much for their housing. South Jordan estimates that approximately 310 low and very low income renter households need a lower cost rental option. A new 330 units rental complex has opened in Daybreak, which will alleviate some of the need for more affordable rental housing. There is still a need for more rental housing targeted to households at 60% AMI or less.

Table 16: Rental Units Affordable at AMI Ranges

Rent	Units	%
Affordable at 30% AMI	15	1.3%
Affordable at 31 - 50% AMI	145	12.2%
Affordable at 51 - 80% AMI	355	29.8%
Affordable at 81% or higher AMI	675	56.7%

Source: HUD 2006 - 2008 CHAS Special Tabulation Data

Housing Demand

Demand for housing units in South Jordan has stayed stable throughout the economic downturn. Businesses are growing along transit corridors, the addition of two light rail stops within the Daybreak community make new units in that community attractive to residents who wish to commute by rail to downtown Salt Lake City or other areas of metro Salt Lake County.

Employees who work in lower wage jobs in South Jordan are more likely to commute into the City than higher wage workers who can afford housing prices in South Jordan. The 2011 Moderate Income Housing Plan made recommendations to decrease the cost of housing in South Jordan, and encourage a mix of housing types and prices. These recommendations have been incorporated into the South Jordan General Plan, and permit and construction numbers show that this strategy is working to bring more balance to the South Jordan market.

Future housing demand will come from growth in employment, and build out of Daybreak and other residential building sites in South Jordan. The inclusion of low and moderately priced rental units and attached units for sale will help alleviate demand from low and moderate income residents and workers.

Housing Conditions

As was stated previously in this plan, the condition of housing is not a major concern in South Jordan. Only 3.6% of housing units in South Jordan were built before 1960, or a total of 442 units according to the 2010 US Census.

- 13.** Provide an estimate; to the extent information is available, of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.

South Jordan does not have a problem with vacant or abandoned buildings. The 2006 – 2010 American Community Survey shows 55 vacant properties that are not for rent, for sale, or for seasonal use. A portion of these may be foreclosures not yet on the market or are otherwise vacant. The City does not have issues dealing with problems related to vacant and abandoned properties.

Public and Assisted Housing 91.210 (b)

- 14.** In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including
 - the number of public housing units in the jurisdiction,
 - the physical condition of such units,
 - the restoration and revitalization needs of public housing projects within the jurisdiction,
 - the number of families on public housing and tenant-based waiting lists and

- results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25).

Three housing authorities operate within South Jordan. The Salt Lake City, Salt Lake County, and West Valley Housing Authorities all have agreements to serve households throughout Salt Lake County. All three housing authorities were consulted during the development of this Consolidated Plan. None own property within South Jordan, or plan to develop any units within the City. There are no public housing units, scattered site public housing, Section 8, Section 202, LIHTC or other federally funded affordable units within South Jordan.

There are 24 Section 8 Voucher holders living in South Jordan. There are 19 served by the Salt Lake County Housing Authority, four by the Salt Lake City Housing Authority, and one by the West Valley Housing Authority.

The jurisdiction can use the optional Priority Public Housing Needs Table of the Consolidated Plan to identify priority public housing needs to assist in this process. (NA)

- 15.** Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).

Currently, there are no assisted housing units in South Jordan other than the 24 Section 8 Voucher holders who reside in private rental units. These households earn 50% AMI or less, and are served by three different housing authorities. These vouchers are not expected to be lost, and no other inventory exists within the City.

Homeless Inventory 91.210 (c)

- 16.** The jurisdiction shall provide a brief inventory of existing facilities, housing, and services that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The inventory of facilities and housing (e.g. emergency shelter, transitional housing, permanent supportive housing must be presented in a form specified by HUD, The inventory of services must include services targeted to homeless persons and mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

The inventory of housing to serve the homeless in the Salt Lake County Continuum of Care is located within Salt Lake City or closer to services, north of South Jordan. South Jordan is included in the Salt Lake County Continuum of Care, and homeless families and individuals can seek services through participating agencies in the Continuum.

Table 17: Homeless Inventory in Salt Lake County Serving South Jordan

Facility	Family Beds	Family Units	Individual Beds	Total Beds	Seasonal	PIT	Utilization
Salt Lake City Emergency Shelters							
Family Promise							
Emergency Family Shelter	18	5	0	18	0	11	61%
Rescue Haven	6	2	1	7	0	7	100%
Rescue Mission	0	0	50	50	25	55	73%
HOPWA Emergency	2	1	6	8	0	8	100%
Salt Lake Community Shelter	101	31	410	511	0	539	105%
Emergency Shelter	0	0	5	5	0	5	100%
Scattered Sites	0	0	0	0	150	150	100%
Crisis Center	59	28	16	75	0	91	121%
<i>Total</i>				674		866	
Study Area Emergency Shelters (Salt Lake County less Salt Lake City)							
Winter Shelter Road Home	0	0	0	0	452	428	95%
<i>Grand Total Salt Lake City and County</i>				674	627		

Emergency Shelter	1,342
Transitional Housing	781
Safe Haven	49
Permanent Supportive Housing	1,193
Total	3,365

Source: Salt Lake County Continuum

Special Need Facilities and Services 91.210 (d)

- 17.**Describe, to the extent information is available, the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring persons returning from mental and physical health institutions receive appropriate supportive housing.

South Jordan currently houses three assisted living communities with a total of 269 residents. These properties are the Legacy Retirement Residence, Legacy House and Our House of South Jordan. None are restricted to seniors at low or moderate incomes. There are no other special needs housing units within South Jordan for residents with other special needs. There are properties in surrounding communities that serve persons with developmental disabilities, frail elderly, and persons with mental health issues, all within 2 – 10 miles of South Jordan. South Jordan residents who require supportive services can apply to live in these properties. There is no nursing home in South Jordan.

Please see the Non-homeless Special Needs section of the Plan for more detail regarding special needs facilities within South Jordan.

Barriers to Affordable Housing 91.210 (e)

- 18.** Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

The cost of housing in South Jordan is generally above the level affordable to low and moderate income residents. South Jordan is a high growth/high demand community because of its location. Many large employers have facilities in or near the boundaries of the City. Many residents who work in those facilities are attracted to South Jordan because of its location and the excellent amenities the City offers its residents including an excellent education system and a wide array of other commercial and governmental services. The Salt Lake City area is a high growth area and has benefitted from robust job creation. However, because of the rate of population growth, the available housing has not remained affordable to all income groups. A 2010 South Jordan housing assessment counted 3% of the housing units as affordable to households with incomes at 80% or below of the AMI. That portion includes approximately 50% of all the apartment units in the jurisdiction.

The South Jordan planning and land use regulations encourage high density development and the master planned community, Daybreak is viewed as a national model for building communities with mixed housing types including attached and detached as well as coupling the housing within groupings that allows easy access to commercial and retail services as well as easy access to mass transit. The City has taken positive steps to encourage the development of more moderately priced rental housing. In 2010 the City modified its General Plan to include a new mixed use zoning classification which allows for higher density rental in close proximity to transit, offices and retail space. The residential zone classification (RM) has been modified to allow smaller single family lot sizes and to allow for multifamily attached development for infill projects. The City is in the process of adopting an accessory dwelling amendment to allow these types of units in existing single family zones. As part of the Citizen Participation portion of the Plan, the City met with homebuilders and Realtors to gauge their perception of the regulatory environment for builders in South Jordan. The consensus expressed is that South Jordan is more progressive and less restrictive for new development than many of the other southern Salt Lake County communities.

However, because of the high demand for housing, it is difficult to develop housing that is priced below the market rate. There presently are no affordable housing developments within the City. Affordable developers have chosen to locate new development in other areas of the Salt Lake Valley which have lower land costs. No outside affordable housing groups have made it a priority to develop within the City. There are no local affordable housing groups in South Jordan wishing to

develop housing. The lack of local capacity in the affordable development arena is one barrier to increasing the supply of affordable housing.

As part of its Consolidated Plan Goal to increase the supply of decent, safe housing in South Jordan, the City will work with developers wishing to develop properties for affordable rentals for small related households and elderly households. The City has adopted a strategy for increasing the supply of moderate priced housing, as required by Utah Statute. The City has accrued some tax increment financing sums which have been earmarked for housing investment. The City may partner with other Salt Lake County groups wishing to develop affordable senior housing or a Transit Oriented housing development. The City may use the funds to support groups wishing to offer affordable housing programs such as down payment assistance or other innovative financing programs.

STRATEGIC PLAN

The strategic plan must describe how the jurisdiction plans to provide new or improved availability, affordability, and sustainability of decent housing, a suitable living environment, and economic opportunity, principally for extremely low-, low-income, and moderate-income residents.

General Priority Needs Analysis and Strategies 91.215 (a)

19.In this narrative, describe the reasons for setting priorities for allocating investment among different activities and needs, as identified in tables* prescribed by HUD. 92.215(a)(1)

The South Jordan Consolidated Plan is structured in two parts: a five year plan and a one year action plan. The five year plan outlines the overarching strategies and actions that will be used between 2012 and 2016. The one year action plan details specific programs and activities that will be funded in 2012.

The City of South Jordan recognizes that specific actions are required over the next five years to overcome the barriers to meeting underserved needs, improving public facilities, expanding and preserving the affordable housing inventory, addressing lead based paint hazards in older dwellings, reducing the incidence of poverty, developing the institutional structure and enhancing coordination between public and private housing and social service agencies.

To achieve the goal of preserving and expanding the supply of decent, safe housing, the City of South Jordan will:

Prioritize funds for agencies that combine meeting residents' most critical short terms needs in order for them to gain more long term benefits. The City will prioritize support for those agencies addressing the critical needs of the homeless and those in danger of homelessness; those who are victims of domestic violence and abuse. Many of the needs of other underserved groups are not addressed due

to a lack of financial resources. In addition to meeting critical short term needs, the City will continue to implement its General Plan, and its Moderate Income Housing Plan as a way of expanding the supply of moderately priced housing on a long term basis. The City will utilize its resources and Federal resources as they are available to partner with private and public housing entities wishing to provide housing that will help implement the goals in City plans.

Because of the funding limitations previously highlighted, South Jordan will utilize its CDBG funding over the next five year period to address the two statutory goals of preserving and expanding the supply of decent, safe housing and promoting livable communities. The public facilities and infrastructure that the City provides enhance the quality of life for South Jordan residents. The elderly and other persons with disabilities need the ability to walk safely through the public right of way, and access to City Hall and the Senior Center. The elderly benefit from the many community programs and services that are offered under the City's Community Services Department. Many of these services are housed in the Senior Center. The Senior Center complex is aging and requires a variety of capital improvements to keep it safe and attractive as a public facility. In order to encourage the long term independence and safety of the elderly and to increase the access to quality public and private facilities and services, the City of South Jordan will prioritize those activities for funding. Priority Community Development needs are included in the CPMP Community Development Needs table, an attachment to the Plan.

- 20.** Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.

There are no census tracts in South Jordan with low income concentrations. In fact, there are none where the median income is at or below 80% AMI. Low, very low, and moderate income residents are scattered throughout the City. Please see the map in the Housing Needs section of the plan for median incomes in each census tract.

- 21.** If applicable, identify the census tracts for Neighborhood Revitalization Strategy Areas and/or any local targeted areas.

South Jordan does not plan any neighborhood revitalization activities during this 5 year planning period.

- 22.** Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).

Investments are not being planned for any specific geography within the City. CDBG investments will be made that benefit specific special needs populations, the whole community, or specific low and moderate income individuals.

23.If appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to Neighborhood Revitalization Strategy Areas and/or any local targeted areas.

NA

24.Identify any obstacles to meeting underserved needs.

The City believes that there are four obstacles that limit the City's ability to comprehensively address all underserved needs. The community and potential development partners need to be educated on the advantages of having a diverse housing stock that is affordable to the variety of households that live or work in the community. There has been little interest on the part of developers to invest the time and money into moderate income housing in South Jordan. The City General Plan and the Moderate Income Housing Plan lay out a series of needs and steps that will be taken to encourage the expansion of the housing stock. Publishing the plan and conducting Public Hearings and Internet Based surveys are way the City has designed to raise consciousness about housing needs.

The growth in population that has occurred in the southwestern part of the Salt Lake Valley has resulted in high demand for housing. This demand drives prices for land, labor and materials upward. Higher income households can more readily compete for the available housing supply because they have more money to spend on shelter. Housing producers are motivated to supply housing for higher income households because the market and economic risks are lower and ultimately their return on investment is higher. Profit motivated developers are going to target their products to the segments of the market that have the possibility of the highest return on investment.

Presently there are no developers of affordable housing working in South Jordan. As the City's educational effort moves forward, one outcome will be that affordable developers from other communities will become aware of the market opportunities in South Jordan and also become aware of the City policies and resources that may be able to assist them in packaging successful affordable developments. By participating in the Salt Lake County HOME Consortium, South Jordan hopes to be able to assist project sponsors in obtaining HOME funds and Low Income Housing Tax Credit Allocations as part of the high equity requirements needed to reduce the debt service costs in affordable properties.

Specific Objectives 91.215 (a) (4)

25.Summarize priorities and specific objectives the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD. Outcomes must be categorized as providing either new or improved availability/accessibility, affordability, or sustainability of decent housing, a suitable living environment, and economic opportunity.

Goals and objectives to be carried out during the strategic plan period are indicated by placing a check in the following boxes.

<input checked="" type="checkbox"/>	Objective Category Decent Housing Which includes:	<input checked="" type="checkbox"/>	Objective Category: Suitable Living Environment Which includes:	<input type="checkbox"/>	Objective Category: Expanded Economic Opportunities Which includes:
<input checked="" type="checkbox"/>	assisting homeless persons obtain affordable housing	<input checked="" type="checkbox"/>	improving the safety and livability of neighborhoods	<input type="checkbox"/>	job creation and retention
<input checked="" type="checkbox"/>	assisting persons at risk of becoming homeless	<input type="checkbox"/>	eliminating blighting influences and the deterioration of property and facilities	<input type="checkbox"/>	establishment, stabilization and expansion of small business (including micro-businesses)
<input type="checkbox"/>	retaining the affordable housing stock	<input checked="" type="checkbox"/>	increasing the access to quality public and private facilities	<input type="checkbox"/>	the provision of public services concerned with employment
<input type="checkbox"/>	increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/>	reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input type="checkbox"/>	the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input type="checkbox"/>	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/ADOS) to live in dignity and independence	<input type="checkbox"/>	restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/>	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input type="checkbox"/>	providing affordable housing that is accessible to job opportunities	<input type="checkbox"/>	conserving energy resources and use of renewable energy sources	<input type="checkbox"/>	access to capital and credit for development activities that promote the long-term economic social viability of the community

Table 1C
Summary of Specific Housing/Community Development Objectives

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number 5 Yr	Outcome/Objective*
	Homeless Objectives				
DH1.1	Provide assistance to Road Home to provide homeless services	CDBG	Number of persons served	73	Affordability
DH1.2	Provide assistance to South Valley Sanctuary to provide homeless services to victims of domestic violence and abuse	CDBG	Number of persons served	48	Affordability
	Special Needs Objectives				
SL-1.1	Provide assistance to Family Crisis Center and/or other service providers for services to support abused and neglected children and other special needs populations	CDBG	Number of persons served	73	Availability/Accessibility
	Other Objectives				
SL-1.2	Provide repairs to Senior Center building and equipment	CDBG	Number of work orders completed	5	Availability/Accessibility
SL-1.3	Correct accessibility deficiencies to exterior entry ways, walk ways and parking areas of Senior Center and City Hall	CDBG	Number of deficiencies corrected from 2012 accessibility survey	4	Availability/Accessibility
SL 1.4	Provide transportation services for seniors	CDBG	Number of persons served	7,000	Availability/Accessibility

***Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

HOUSING

Priority Housing Needs

91.215 (b)

- 26.** Describe the relationship between the allocation priorities and the extent of need given to each category specified in the Housing Needs Table (Table 2A or Needs.xls). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.

As is shown in the CHAS data Housing Needs Table, small related renter households and elderly households at 0 – 50% AMI have the largest number of housing needs. These are the households that are most likely to be cost burdened, as are elderly owners in all income categories 0 – 80% AMI.

- 27.** Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category, particularly among extremely low-income, low-income, and moderate-income households.

Development in South Jordan is expensive compared to many surrounding communities, which makes the financing of rental housing units for very low income and low income households challenging. Private rentals are more expensive than in surrounding communities, and service and other low wage workers choose to live elsewhere and commute to work in South Jordan. Private developers do not build affordable properties, and nonprofit and other affordable developers can build less expensive units in surrounding communities. Development of housing using public resources such as HOME funds from Salt Lake County and Low Income Housing Tax Credits from the State of Utah will help attract developers of housing targeted to low, extremely low, and moderate income households such as the Utah Nonprofit Housing Corporation, which plans to build new senior rental units within South Jordan.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

- 28.** Identify any obstacles to meeting underserved needs.

Lack of awareness and education of the community on housing needs makes it difficult to build the resource base necessary to compensate for the high cost of housing development. The City of South Jordan has little access to federal or state funds to bridge the gap between development costs and the level of rents that make units affordable to low and moderate income households. The annual CDBG allocation is not adequate to help fund even one apartment project. By working with the Salt Lake County HOME Consortium and by partnering with state level

housing agencies, the City hopes to help secure the necessary funding so that affordable housing developers can design economically feasible, affordable properties in South Jordan. As the South Jordan population continues to be composed of a higher percentage of elderly residents, the demand for affordable senior housing will increase. The South Jordan Housing Plan and the CHAS special tabulation data used for this plan, points to a need for more affordable housing units for the small, related rent burdened households.

Specific Objectives/Affordable Housing 91.215 (b)

Note: Specific affordable housing objectives must specify the number of extremely low-income, low-income, and moderate-income households and homeless persons to whom the jurisdiction will provide affordable housing as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. (24 CFR 91.215(b)(2))

29. Identify each specific housing objective by number (DH-1, DH-2, DH-2), proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period, or in other measurable terms as identified and defined by the jurisdiction. See attached chart.

30. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

FEDERAL RESOURCES

Community Development Block Grant Program (CDBG)

The City of South Jordan is a new entitlement City that annually will receive a direct allocation of CDBG funds, which is used to support a variety of programs and activities, including homeless assistance, support of victims of domestic violence and child abuse. Additionally the City will use CDBG funds to support priority community development needs. In FY 2012-13 the City's CDBG entitlement is \$146,606.

Federal Emergency Management Agency (FEMA) Funds

The Federal Emergency Management Administration makes grant funding available on an annual basis to food pantries and meal programs. FEMA also awards an annual grant to Salt Lake County Government, enabling the agency to issue payments to landlords to prevent eviction of low-income persons and issue payments to utility companies to prevent or address shutoffs which would place South Jordan residents at risk.

Low-income Housing Tax Credits

The Low-income Housing Tax Credit Program (LIHTC) provides financial support for the acquisition and rehabilitation or development of eligible rental projects for low and moderate-income households. As the types of projects funded with Low-income Housing Tax Credits are consistent with the South Jordan Moderate Housing Plan, the City intends to support housing developers in their applications for credits in the coming year.

McKinney-Vento Supported Housing Program (SHP)

The SHP program is a federally funded competitive grant program annually re-authorized by Congress and administered by HUD which contributes upwards of \$1 million per year to fund a range of homeless programs, including permanent supported housing for persons with disabilities, transitional housing, and supportive services, including housing search, drop-in services, street outreach, etc. The funds are used by the Salt Lake County Continuum of Care agencies to support their programs and facilities for homeless and transitional housing and services.

Section 8 Certificates and Vouchers (Rental Assistance for Very Low Income Renters)

The Section 8 Program was developed to offer low-income households a chance to obtain units in privately owned buildings. This establishes more diversity among income groups and provides an alternative to large-scale, isolated, low-income developments. Three Housing Authorities have the local clearance to provide rental assistance vouchers to eligible South Jordan households.

Shelter Plus Care Program

The Shelter Plus Care Program provides subsidies for regional housing that provides service programs for homeless people with disabilities, primarily those with serious mental illness, chronic problems with alcohol and drug abuse, AIDS, and other related diseases.

Emergency Shelter Grant

ESG is a program for the U.S. Department of Housing & Urban Development (HUD). ESG is designed to be the first step in a continuum of assistance to prevent homelessness and to enable homeless individuals and families to move toward independent living. Funding is provided to the State on a formula basis from HUD. The State Homeless Coordinating Committee allocates funds as part of a competitive application process. Salt Lake County agencies apply to receive a funding allocation to support the services they provide in greater Salt Lake County.

STATE RESOURCES

Critical Needs Housing

Is an appropriation from the Utah State Legislature for special housing purposes within the state. Eligible activities include the following:

- Emergency Home Repair
- Grants to Leverage Housing Monies (including HUD SHP grants)
 - Accessibility Design for Disabled Individuals
 - Technical Assistance to help write housing grants for rural agencies
 - Down Payment Assistance for Special Needs Rental Projects
 - All funds must be used to serve those whose income is at or below 125% of the Federal Poverty Guidelines.

Olene Walker Housing Loan Fund

The fund is comprised of state and federal funds for assistance in the construction, rehabilitation, and purchase of multi-family and single-family housing units throughout the state. Individuals served by the fund include those with low-incomes, first-time home buyers, residents with special needs such as the elderly, developmentally disabled, physically disabled, victims of abuse, and Native Americans.

Pamela Atkinson Homeless Trust Fund

Formerly known as the Homeless Trust Fund, has been administered by the Department of Community and Culture since 1983. Funded by the Utah State Legislature and by contributions made by individuals on their Utah Individual Income Tax Form TC-40, this money goes to fund various agencies statewide in moving people from homelessness to self-sufficiency. Funding from the PAHTF is a critical component in [Utah's Ten-Year Plan to End Chronic Homelessness]. Eligible activities for funding under the PAHTF include: emergency shelter operations, meals, transitional housing, case management services, homeless outreach and day centers. Agencies providing these services are encouraged to apply for funding. The application period for funding runs during the months of January and February. Awards are made by the [State Homeless Coordinating Committee] (link) in May with funding available during the State Fiscal Year (July – June). Typical awards amounts range from \$10,000 - \$30,000.

State HOME Allocations

The Utah Department of Housing and Community Development (DHCD) allocates its HOME appropriation through competitive funding rounds. The City of South Jordan will support applications for State HOME funds submitted by affordable housing developers wishing to develop the units for priority populations. State HOME funds will leverage federal, other state, city, county and private sources to make the projects feasible.

Utah Community Reinvestment Corporation (UCRC)

UCRC is a multi-bank affordable housing consortium established in 1998. UCRC provides long-term financing for multi-family housing developments for low and moderate income individuals and families. In addition to loans the organization issues tax-exempt bonds and provides equity capital for projects.

- 31.** Indicate how the severity of housing problems and the needs of extremely low-income, low-income, moderate-income renters and owners, persons at risk of homelessness, and homeless persons identified in accordance with § 91.205 provided the rationale for establishing allocation priorities and use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units.

South Jordan has a minimally severe affordable housing problem. Based on the research completed for the South Jordan General Plan and for the Moderate Income Housing Plan and based on the CHAS data used to complete this Consolidated Plan, very low income and low income small related households are cost burdened and

elderly households are cost burdened. Homelessness and homelessness experienced by victims of domestic abuse is increasing. The Salt Lake County Continuum of Care agencies report that there are slight increases in the number of people served from South Jordan.

As stated above, South Jordan has relatively high housing costs. Between cost and the lack of capacity with the funds available, it is not presently feasible to develop new affordable housing. The City lacks the resources to attract development. However, through the potential use of Tax Increment Financing Fees and through the use of HOME funds and state trust fund resources, the City may be able to assist a development team in layering the necessary financing to build new family rental units or elderly rental units.

South Jordan has successfully worked with the developers and builders at Daybreak to create affordable units by using smaller lot sizes and creating greater density for multi-family units. This model will be used to target both affordable rental and homeowner development. South Jordan will apply to participate in the Salt Lake County HOME Consortium in order to attract developers wishing to construct affordable units in South Jordan for small related families and elderly residents.

- 32.**If the jurisdiction intends to use HOME funds for tenant-based rental assistance, specify local market conditions that led to the choice of that option.

South Jordan does not receive HOME funds.

Public Housing Strategy 91.215 (c)

- 33.**Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list).

None of the three housing authorities that serve South Jordan own or operate any physical rental properties within South Jordan, and none has future plans to build housing units within South Jordan. All three housing authorities, however, continue to apply for new Section 8 Rental Assistance Vouchers to meet their 2 – 3 year waiting lists, and residents of South Jordan will benefit from any new vouchers that come into the County. The City will support the housing authorities' efforts to increase housing opportunities within South Jordan.

- 34.**Describe the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing.

NA

- 35.** Describe the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.

The three housing authorities continue to apply to HUD for more housing vouchers to improve the lives of households sitting on their waiting lists.

- 36.** Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))

NA

- 37.** If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

NA

HOMELESS

Priority Homeless Needs

*Refer to the Homeless Needs Table 1A or the CPMP Tool's Needs.xls workbook

- 38.** Describe the jurisdiction's choice of priority needs and allocation priorities, based on reliable data meeting HUD standards and reflecting the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals.

At the present time, the Salt Lake County Continuum of Care develops the regional approach for homeless services. The main objectives of the Salt Lake County Ten Year Plan to End Chronic Homelessness are:

- 1. Implement and Use the Homeless Management Information System (HMIS):** to track costs, service usage rates, housing placements and related data on a person-specific basis.
- 2. Ensure Housing Sensitive Decisions in Salt Lake County:** Create a common database of existing housing stock by June 2005. If units are lost they must be replaced so that no net loss occurs and Salt Lake County gains rather than loses housing.
- 3. Increase Public Sector Funding Partnerships in Affordable Housing:** Recent cuts in HUD Section 8 housing vouchers and lack of support for private sector housing initiatives must be reversed. Sustain federal, state, local and private funding to support all services necessary for permanent supportive housing.

4. **Rapidly Re-house People Who Have Become Homeless:** First time shelter users re-housed within 90 days of becoming homeless.
5. **Discharging People into Homelessness: Ensure all persons discharged from jail, prison, hospital, and treatment facilities have a home to go to.** Expand homeless prevention services with 100 new treatment beds, 40 additional case managers, and coordination between agencies.
6. **Improve Homeless Outreach:** Improve outreach to homeless on the street by using the two new outreach teams (Assertive Community Action teams) ACT to reduce the number of homeless persons on the street by 25 percent in five years, by 50 percent in eight years and by 95 percent in 10 years.
7. **Increase Housing for People Escaping Homelessness by 1200 units:** Increase the supply of permanent supportive housing by 600 units by Dec 2014; expand rental subsidies throughout Salt Lake County by 600 units by 2014.
8. **Increase Supportive Services to Support New Housing Units:** New housing units must have related supportive services to ensure success.
9. **Focus on Outcomes and Adjust Resources Accordingly:** Produce and use quarterly publication of data and outcomes and distribute to all stakeholders to assess and adjust priorities through a strong collaborative inter-organizational process.

Provide an analysis of how the needs of each category of residents (listed in question #8) provided the basis for determining the relative priority of each priority homeless need category.

The City of South Jordan participates in the Continuum of Care and will support agencies that provide services through the Continuum of Care Plan to residents of the City. The Road Home and the Salt Lake County Continuum partners have prioritized activities county-wide. South Jordan will continue to participate in these efforts.

Homeless Strategy 91.215 (d)

39. Describe the strategy for reducing and ending homelessness through reaching out to homeless persons (especially chronically homeless individuals and families persons (especially unsheltered persons) and assessing their individual needs;
40. Describe the strategy for reducing and ending homelessness through addressing the emergency shelter and transitional housing needs of homeless persons;
41. Describe the strategy for reducing and ending homelessness through helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time individuals and families experience

homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again; and

42. Describe the strategy for reducing and ending homelessness through helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from publicly funded institutions and systems of care into homelessness (such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions) or receiving assistance from public and private agencies that address housing, health, social services, employment, education, or youth needs.

South Jordan plans to use part of the CDBG funds allowable for Public Services (15% or \$21,990) to support county agencies working to meet the goals of the Salt Lake County Continuum of Care and 10 Year Plan to End Homelessness.

Specific Objectives/Homeless (91.215)

43. Identify specific objectives that the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD, and how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan. For each specific objective, identify proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period (one, two, three or more years) or in other measurable terms as defined by the jurisdiction.

The City of South Jordan will support the provision of expanded services for homeless persons in Salt Lake County by providing public service financing to a number of agencies working county wide to meet the goals of the 10 Year Plan to End Homelessness.

DH-1.1 Provide assistance to Road Home for homeless services: The Road Home operates the major emergency shelter system in Salt Lake County. South Jordan has historically supported the Salt Lake County Continuum of Care as a comprehensive regional response to homeless needs. The Road Home has received CDBG funding in behalf of South Jordan residents through the Salt Lake County Consolidated Plan. Most recent intake data indicates that 8 persons from South Jordan were served with shelter and supportive services by the Road Home. Staff members at the Road Home anticipate providing more units of service in 2012 because of economic conditions in Salt Lake County. A service target of 12 persons served has been set for 2012 in the South Jordan Annual Action Plan.

DH-1.2 Provide assistance to Southwest Valley Sanctuary organization for assistance to victims of domestic violence and abuse who are in danger of becoming homeless or are homeless: South Jordan has historically supported the

South Valley Sanctuary with Federal and local funding to address the needs of South Jordan victims of domestic violence and abuse. By participating in the Salt Lake County Consolidated Plan and by participating in the Salt Lake County Continuum of Care, South Jordan has contributed assistance to the South Valley Sanctuary. In the previous year, the South Valley Sanctuary provided homeless services to 3 South Jordan residents. Because of a rising increase in service demand in 2012, it is anticipated that the South Valley Sanctuary will service 8 or more South Jordan residents with homeless/homeless prevention services.

See Table 1C Summary of Specific Objectives. Note: the two objectives above are Public Services category expenditure objectives.

NON-HOMELESS SPECIAL NEEDS

Priority Non-Homeless Needs 91.215 (e)

- 44.** Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.

The City has identified a growing senior population, and rent burdened senior households within South Jordan as a high priority. Ensuring continued services to this population at the Senior Center is a high priority public service activity.

South Jordan contacted agencies serving all non-homeless special needs populations to gather input into this plan. The City found few unmet needs or gaps in services that need to be addressed as part of the Consolidated Planning activities. Abused and neglected children and seniors were identified as special needs groups that have unmet supportive service needs. The supportive service needs of other identified groups appear to be met through existing services and housing programs.

- 45.** Describe the basis for assigning the priority given to each category of priority needs.

High priority was given to seniors and abused and neglected children, and South Jordan plans to address these needs through the Plan. Medium need was given to Senior Housing needs, and support is being given to the Utah Nonprofit Housing Corporation for the development of affordable, rent restricted housing for seniors in South Jordan using HOME and/or Tax Credit funding. Other groups were given Low priority, as current needs are already being met by service providers in the area.

- 46.** Identify any obstacles to meeting underserved needs.

The City believes that there are four obstacles that limit the City's ability to comprehensively address all underserved needs. The community and potential

development partners need to be educated on the advantages of having a diverse housing stock that is affordable to the variety of households that live or work in the community. There has been little interest on the part of developers to invest the time and money into moderate income housing in South Jordan. The City General Plan and the Moderate Income Housing Plan lay out a series of needs and steps that will be taken to encourage the expansion of the housing stock. Publishing the plan and conducting Public Hearings and Internet Based surveys are way the City has designed to raise consciousness about housing needs.

The growth in population that has occurred in the southwestern part of the Salt Lake Valley has resulted in high demand for housing. This demand drives prices for land, labor and materials upward. Higher income households can more readily compete for the available housing supply because they have more money to spend on shelter. Housing producers are motivated to supply housing for higher income households because the market and economic risks are lower and ultimately their return on investment is higher. Profit motivated developers are going to target their products to the segments of the market that have the possibility of the highest return on investment.

Presently there are no developers of affordable housing working in South Jordan. As the City's educational effort moves forward, one outcome will be that affordable developers from other communities will become aware of the market opportunities in South Jordan and also become aware of the City policies and resources that may be able to assist them in packaging successful affordable developments. By participating in the Salt Lake County HOME Consortium, South Jordan hopes to be able to assist project sponsors in obtaining HOME funds and Low Income Housing Tax Credit Allocations as part of the high equity requirements needed to reduce the debt service costs in affordable properties.

47. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Please see the non-homeless special needs section of the plan for more detail.

48. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

NA

Specific Special Needs Objectives

91.215 (e)

49. Identify each specific objective developed to address a priority need by number and contain proposed accomplishments and outcomes the jurisdiction expects to achieve in quantitative terms through related activities over a

specified time period (i.e. one, two, three or more years), or in other measurable terms as identified and defined by the jurisdiction.

SL 1.1 Provide assistance to the Family Crisis Center and/or other service providers for services to support abused and neglected children and other special needs populations.

See Table 1C. Note that this special needs objective falls under the CDBG expenditure category for Public Services.

50. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

FEDERAL RESOURCES

Community Development Block Grant Program (CDBG)

The City of South Jordan is a new entitlement City that annually will a direct allocation of CDBG funds, which is used to support a variety of programs and activities, including homeless assistance, support of victims of domestic violence and child abuse. Additionally the City will use CDBG funds to support priority community development needs. In FY 2012-13 the City's CDBG entitlement is \$146,606.

Federal Emergency Management Agency (FEMA) Funds

The Federal Emergency Management Administration makes grant funding available on an annual basis to food pantries and meal programs. FEMA also awards an annual grant to Salt Lake County Government, enabling the agency to issue payments to landlords to prevent eviction of low-income persons and issue payments to utility companies to prevent or address shutoffs which would place South Jordan residents at risk.

Low-income Housing Tax Credits

The Low-income Housing Tax Credit Program (LIHTC) provides financial support for the acquisition and rehabilitation or development of eligible rental projects for low and moderate-income households. As the types of projects funded with Low-income Housing Tax Credits are consistent with the South Jordan Moderate Housing Plan, the City intends to support housing developers in their applications for credits in the coming year.

McKinney-Vento Supported Housing Program (SHP)

The SHP program is a federally funded competitive grant program annually re-authorized by Congress and administered by HUD which contributes upwards of \$1 million per year to fund a range of homeless programs, including permanent supported housing for persons with disabilities, transitional housing, and supportive services, including housing search, drop-in services, street outreach, etc. The funds are used by the Salt Lake County Continuum of Care agencies to support their programs and facilities for homeless and transitional housing and services.

Section 8 Certificates and Vouchers (Rental Assistance for Very Low Income Renters)

The Section 8 Program was developed to offer low-income households a chance to obtain units in privately owned buildings. This establishes more diversity among income groups and provides an alternative to large-scale, isolated, low-income developments. Three Housing Authorities have the local clearance to provide rental assistance vouchers to eligible South Jordan households.

Shelter Plus Care Program

The Shelter Plus Care Program provides subsidies for regional housing that provides service programs for homeless people with disabilities, primarily those with serious mental illness, chronic problems with alcohol and drug abuse, AIDS, and other related diseases.

Emergency Shelter Grant

ESG is a program for the U.S. Department of Housing & Urban Development (HUD). ESG is designed to be the first step in a continuum of assistance to prevent homelessness and to enable homeless individuals and families to move toward independent living. Funding is provided to the State on a formula basis from HUD. The State Homeless Coordinating Committee allocates funds as part of a competitive application process. Salt Lake County agencies apply to receive a funding allocation to support the services they provide in greater Salt Lake County.

STATE RESOURCES

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Olene Walker Housing Loan Fund

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Pamela Atkinson Homeless Trust Fund

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State HOME Allocations

The Utah Department of Housing and Community Development (DHCD) allocates its HOME appropriation through competitive funding rounds. The City of South Jordan will support applications for State HOME funds submitted by affordable housing developers wishing to develop the units for priority populations. State HOME funds will leverage federal, other state, city, county and private sources to make the projects feasible.

Utah Community Reinvestment Corporation (UCRC)

UCRC is a multi-bank affordable housing consortium established in 1998. UCRC provides long-term financing for multi-family housing developments for low and moderate income individuals and families. In addition to loans the organization issues tax-exempt bonds and provides equity capital for projects.

COMMUNITY DEVELOPMENT

Priority Community Development Needs 91.215 (f)

- 51.** Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table* – i.e., public facilities, public improvements, public services and economic development.

The City used the CPMP Needs tool, interviews with community stakeholders and agencies that serve under-served populations and special needs populations, and our community/service provider survey to determine the priority community development needs. The priority needs that have been identified are rehabilitation at the senior center, accessibility at City Hall and at the Senior Center, transportation services, and operating support for homeless and other service agencies. The City also looked at growing trends in special populations, especially seniors, to determine high priority needs.

52.Describe the basis for assigning the priority given to each category of priority needs provided on Table 2B or the Community Development Table in the CPMP Tool's Needs.xls worksheet.

The City categorized priority needs by High, which it plans to fund, Medium, which it may fund, and Low, which it does not plan to fund. Please see the Needs worksheets for assignments of priority, High, Medium or Low.

53.Identify any obstacles to meeting underserved needs.

South Jordan has identified ongoing needs that center on maintaining and enhancing programs and facilities used by the community. The costs of creating a suitable living environment for residents and particularly seniors, most of whom are on a moderate fixed income is greater than the revenues the City has available. Most of the funding to pay for the cost of improvements has to come from tax revenues because the Senior population has little financial ability to pay for the facilities through user fees or other charges. The costs of services and facilities is a barrier to addressing community development needs in a timely manner. Many of the streets, walkways, and public buildings were built and designed before current accessibility standards were in place. The City bears a heavy financial burden in retrofitting previous physical structures in order to make the community more livable for citizens facing physical and mental challenges. The availability of CDBG funds will assist South Jordan in addressing priority community development needs that would not be feasible without the funding.

Specific Community Development Objectives

54.Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

Community Development/Public Facilities Objectives

SL 1.2: Provide repairs to Senior Center building and equipment

SL 1.3: Correct accessibility deficiencies at City Hall and the Senior Center

Community Development/Public Improvements Objectives

None

Community Development/Public Services Objectives

(see homeless and special needs sections for objectives to serve these populations that will come under the Public Services set-aside)

SL 1.4: Provide transportation service for senior citizens for activities, errands, and appointments.

Please see Table 1C above as well.

Community Development/Economic Development Objectives

None

Neighborhood Revitalization Strategy Areas 91.215(g)

55.If the jurisdiction has one or more approved Neighborhood Revitalization Strategy Areas, the jurisdiction must provide, with the submission of a new Consolidated Plan, either: the prior HUD-approved strategy, or strategies, with a statement that there has been no change in the strategy (in which case, HUD approval for the existing strategy is not needed a second time) or submit a new or amended neighborhood revitalization strategy, or strategies, (for which separate HUD approval would be required).

NA

Barriers to Affordable Housing 91.215 (h)

56.Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

South Jordan identified barriers to the development of lower cost housing in the 2011 Moderate Income Housing Plan. Strategies adopted in the General Plan to meet these barriers include:

Goal H-5 Provide for the development of adequate moderate income housing. (See Moderate Income Housing Plan, Appendix "A")

Policy H-5.1	Provide locations and densities within the City, as necessary, to assure moderate income housing within economically viable inclusionary developments.
Policy H-5.2	Promote infrastructure expansion and rehabilitation that will facilitate the construction of moderate income housing.

Policy H-5.3	Re-design or rehabilitate potential re-adaptive structures for possible moderate income housing.
Policy H-5.4	Review proportional share impact fee assessment for moderate income housing and consider reducing construction related fees imposed by the City.
Policy H-5.5	Utilize state and federal funds or tax incentives to promote the construction of moderate income housing.
Policy H-5.6	Utilize programs offered by the Utah Housing Finance Agency.
Policy H-5.7	Utilize affordable housing programs administered by the Department of Community and Economic Development.
Policy H-5.8	Preserve and maintain the existing moderate income housing stock.

Lead-based Paint 91.215 (i)

- 57.**Describe the jurisdiction's plan to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

The City will continue to work with the County on a case by case basis as concerns arise. South Jordan residents who are low income and have children under 6 years of age living in the home are eligible for the Utah County Lead Free Homes lead remediation program offered by the County. The three local housing authorities who have Section 8 tenants living in South Jordan are required to ensure that private housing units occupied by their tenants are lead safe.

Antipoverty Strategy 91.215 (j)

- 58.**Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually

The South Jordan anti-poverty strategy focuses on helping all low-income households improve their economic status and remain above poverty levels. The City works with a variety of regional agencies which provide needed services such as job training, child care, homeless services, affordable housing, health care, etc. The City supports service providers who provide those services to poverty level individuals and families. Many of the federal and state resources are made available at the County level and Salt Lake County government is the lead administrative agency for the municipalities in the County.

- 59.**Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

By working regionally and with County agencies, South Jordan ensures that its

residents have access to all possible resources to help them move from poverty.

Institutional Structure 91.215 (k)

- 60.** Provide a concise summary of the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, community and faith-based organizations, philanthropic organizations, the Continuum of Care, and public institutions.

The City Finance Department will be responsible for oversight of the Consolidated planning process, the Annual Plan, and managing CDBG dollars. The City plans to create a CDBG Advisory Committee, which will review annual applications for funding, and make funding recommendations to the City Council. The City Council will be the decision body for all CDBG grants. Staff will assist the Advisory Committee and provide them with reviews of applications to ensure compliance with the Consolidated Plan and CDBG regulations.

Applications for funding will be accepted in August of 2012 for the first year of CDBG funding. Awards will be made within 90 days of application. Applications will be reviewed by finance department staff and then passed on to a CDBG Advisory Committee for their approval. Once the Committee recommends funding for an application, City Council will make the final decision on an award. City staff will track project progress, collect all required CDBG reports, and provide HUD with required documentation regarding expenditures. A CAPER will be developed annually, which will be presented at a public hearing. Citizens will be given adequate notice to make comments regarding the CAPER.

South Jordan will coordinate with Salt Lake County in the event that developers of housing request HOME funds from Salt Lake County for housing activities that take place within South Jordan.

- 61.** Provide an assessment of the strengths and gaps in the delivery system.

The City of South Jordan works actively with the myriad of agencies and government offices which provide a wide range of services and programs for its citizens. Salt Lake County has been effective at working on a number of needs on a regional basis. The City will administer its CDBG program first by having the City Finance Department take the lead in coordinating with the federal requirements, HUD field staff and elected officials and residents of South Jordan. The finance office will solicit applications, develop budgets, make recommendations to the advisory committee and to City Council on programmatic and fiscal matters. The Finance Department will coordinate with other City offices including Facilities and Community Services, to oversee and implement the city sponsored projects identified in each Annual Plan. The Finance Office will coordinate and oversee the activities which will be carried out by grantees. Finance staff will be available to provide both technical assistance and project monitoring to ensure that projects and activities included in the current Annual Plan are executed in a quality manner.

Since 2012 is the first year of participation in the CDBG program, the City of South Jordan is aware that it will be in a learning mode as it works with other community players to implement the first year's plan. By staying involved with both City sponsored and grantee activities, City staff will be able to make the necessary corrections to overcome problems or barriers that may arise to the successful delivery of the services and facilities described both in the five year plan and the current year Action Plan. The overall scope of the CDBG activities is somewhat limited and the finite level of activities should provide a good probability of success.

Coordination 91.215 (I)

- 62.**Describe the efforts to enhance coordination among the Continuum of Care, public and assisted housing providers and governmental health, mental health, and service agencies.

South Jordan will continue to participate in regional organizations which provide coordination for regional efforts to address the needs of lower income citizens. Because many regional human services are funded by the Salt County CDBG/HOME consortium, South Jordan will continue to participate and link its funding priorities and decisions with regional service agencies which provide services for underserved populations in South Jordan. South Jordan will also work with agencies and private companies wishing to expand the supply of moderately priced housing South Jordan.

NOTE: This summary must address the jurisdiction's efforts to coordinate housing assistance and services for homeless persons (especially chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons who were recently homeless but now live in permanent housing

- 63.**Describe the means of cooperation and coordination among the state and any units of general local government in the metropolitan area in the implementation of the plan.

Local governments within Salt Lake County and the Wasatch Valley participate in the Continuum of Care. The three Housing Authorities within Salt Lake County have an agreement to all serve any household who lives within the County.

- 64.**Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy.

- 65.**Describe the jurisdiction's efforts to coordinate its housing strategy with local and regional transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.

The City of South Jordan participates in all regional transportation planning, economic development, and coordinating activities which have an impact on the community. Lead planning agency for transportation planning is the Wasatch Valley Council of Governments (MPO). South Jordan participates in all activities of the MPO. The General Plan and Moderate Income Housing Plan enumerate strategies that the City undertakes through its policy process to ensure that there is a good transportation linkage between residential development, job centers and community centers. The Daybreak community is a planned master development, owned by a private business that has been developed within close proximity to light rail and bus corridors. South Jordan will continue to encourage transit oriented development at Daybreak both as a means to decreasing pollution in the Wasatch Valley and also as a way of opening greater employment opportunities to underserved and low income residents in South Jordan.

Monitoring 91.230

- 66.** Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Monitoring will be the primary responsibility of the Finance Office of South Jordan City Government. This office oversees the Community Development Block Grant Program, and other grants and funding sources available to the City. Regular monitoring will ensure that the statutory and regulatory requirements for CDBG activities are being met and that proper budgeting procedures are being followed. Internal fiscal monitoring will include monthly reviews of expenditures to ensure that the City is meeting internal expenditure goals and all CDBG expenditure requirements. The City will conduct regular reviews of project expenditures to determine if projects are meeting stated expenditure goals. If the City determines that CDBG funding undisbursed from the Treasury is 1.5 times or more the current year grant contract at any time, a fiscal analysis of projects and programs will be conducted to determine if funding must be re-allocated to ensure that funds are expended in a timely manner and according to HUD regulations.

Activities funded by block grant dollars that are conducted by South Jordan Departments will be monitored as if those Departments were sub-recipients. The South Jordan Finance Office intends to monitor sub-recipients of CDBG funding to insure that activities conducted by sub-recipients are being administered in accordance with all applicable federal requirements and with the guidelines found in this Consolidated Plan. This monitoring will be conducted on at least an annual basis and will be the responsibility of the same office. Monitoring will consist of review of sub-recipient agreements, local documentation and on-site visits to determine compliance. Data collected from fiscal and program reports and on-site monitoring will be included in the grantee performance report.

Housing Opportunities for People with AIDS (HOPWA)

South Jordan is not a HOPWA entitlement. South Jordan residents are eligible for HOPWA vouchers through the three housing authorities, however, at this time, there are no HOPWA voucher holders living in South Jordan.

OTHER NARRATIVES AND ATTACHMENTS

67.Include any Strategic Plan information that was not covered by a narrative in any other section. If optional tables are not used, provide comparable information that is required by consolidated plan regulations.

68.Section 108 Loan Guarantee

If the jurisdiction has an open Section 108 project, provide a summary of the project. The summary should include the Project Name, a short description of the project and the current status of the project, the amount of the Section 108 loan, whether you have an EDI or BEDI grant and the amount of this grant, the total amount of CDBG assistance provided for the project, the national objective(s) codes for the project, the Matrix Codes, if the activity is complete, if the national objective has been met, the most current number of beneficiaries (jobs created/retained, number of FTE jobs held by/made available to LMI persons, number of housing units assisted, number of units occupied by LMI households, etc.)

South Jordan does not plan to use Section 108 Loan Guarantees at this time.

69.Regional Connections

Describe how the jurisdiction's strategic plan connects its actions to the larger strategies for the metropolitan region. Does the plan reference the plans of other agencies that have responsibilities for metropolitan transportation, economic development, and workforce investment?

The City of South Jordan coordinates activities by working with other agencies, including:

The Road Home, which coordinates and allocates public and private funds for assistance in emergency shelter programs. They also are charged with developing a community-wide plan to reduce the homeless population.

Long Range Planning Committee for the Shelter Needs of Homeless People, which is a coalition of service and shelter providers for homeless people and local

units of government to coordinate service delivery, share information and coordinate advocacy of homeless issues at all levels of government.

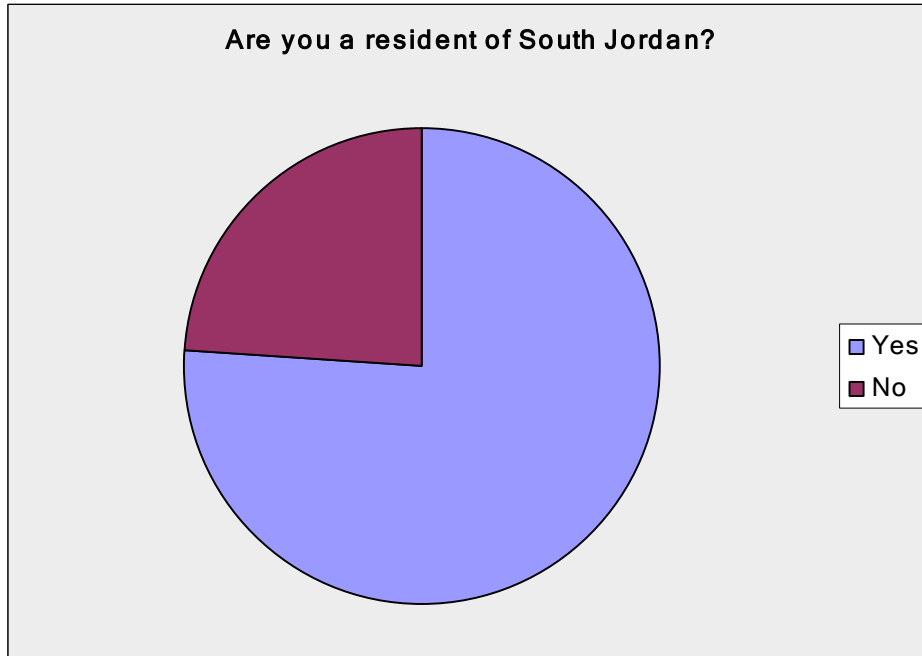
Salt Lake County CDBG/HOME Consortium, which includes city and county block grant agencies, economic development, and human services coordinate regional activities for the implementation of local action plans. South Jordan currently coordinates CDBG activities and will join the HOME Consortium in the near future.

Wasatch Front Regional Council (WFRC), a regional planning agency for Salt Lake County and all of the Cities in Salt Lake County for the planning of transportation, housing and sustainability.

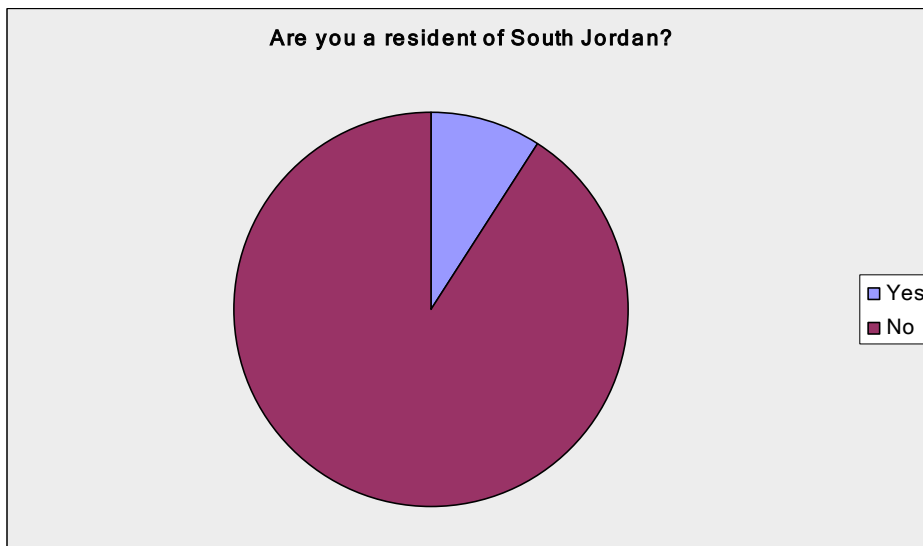
CITIZEN AND SERVICE PROVIDER NEEDS SURVEY RESULTS

City of South Jordan Consolidated Plan Community Needs Survey

Question 1.



Citizen Response

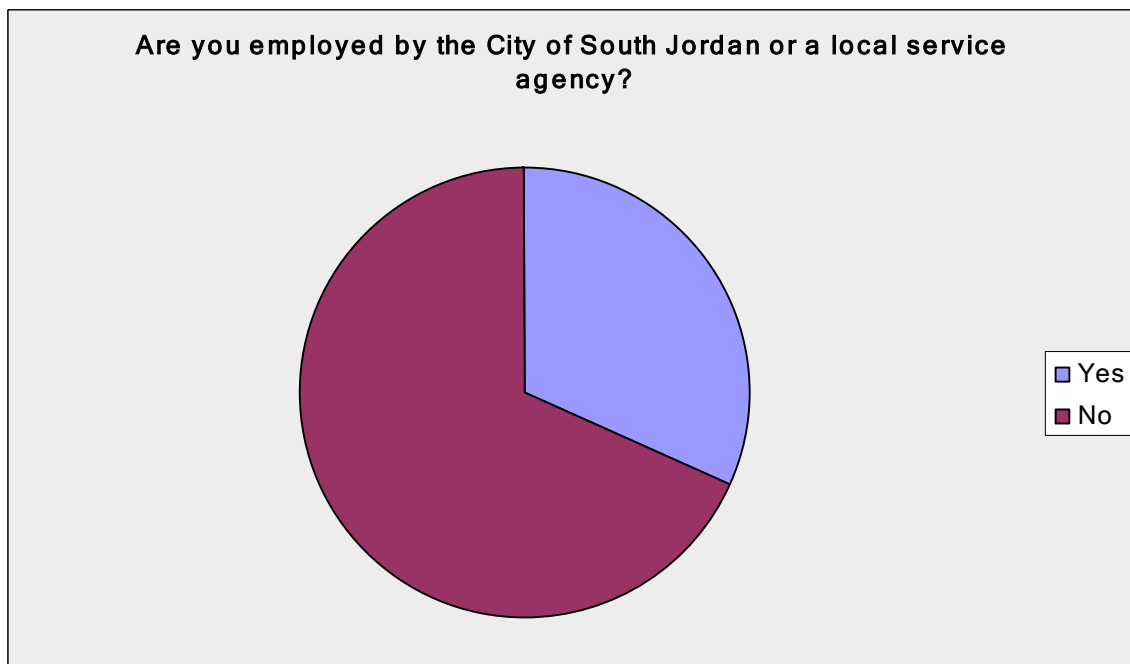


Service Provider Response

Question 2.

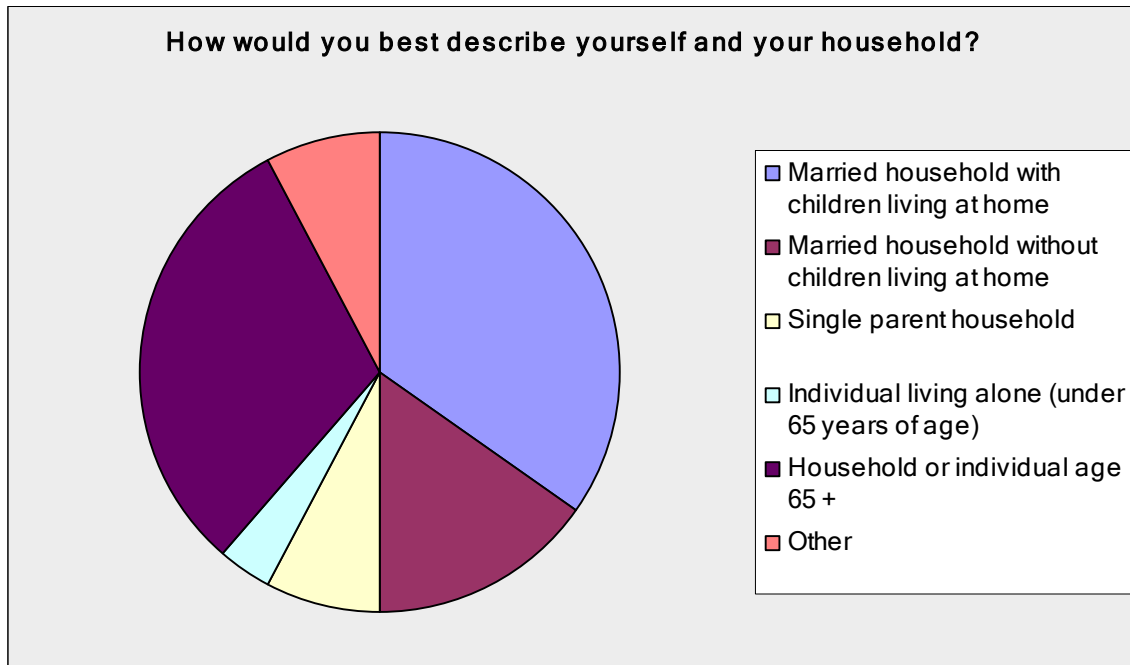


Citizen Response

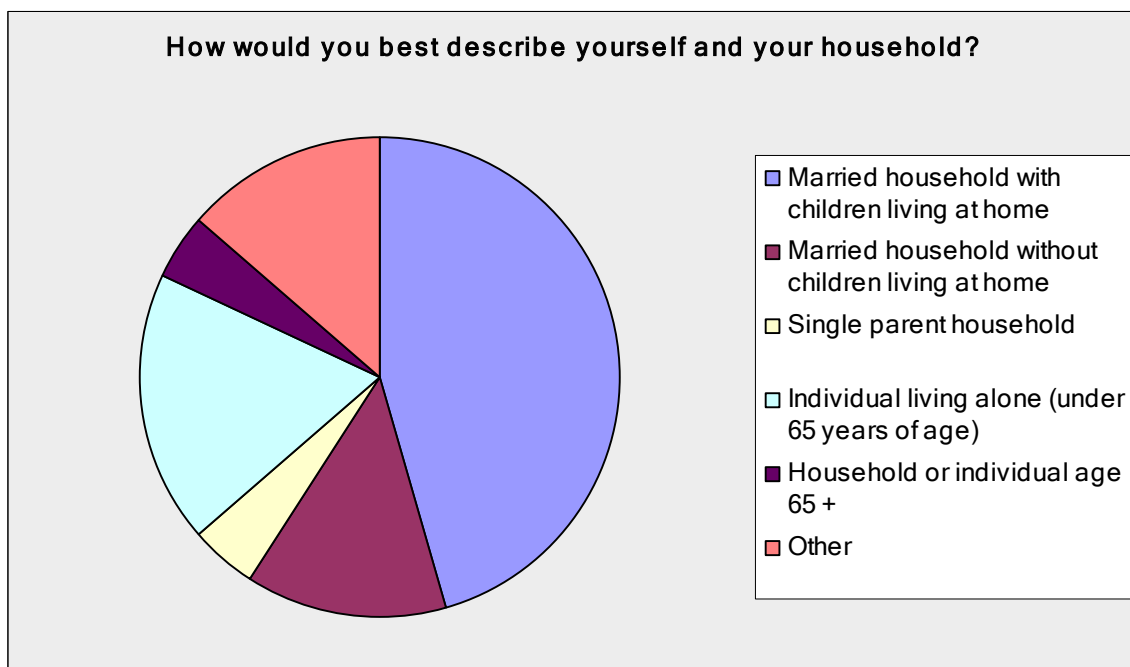


Service Provider Response

Question 3.

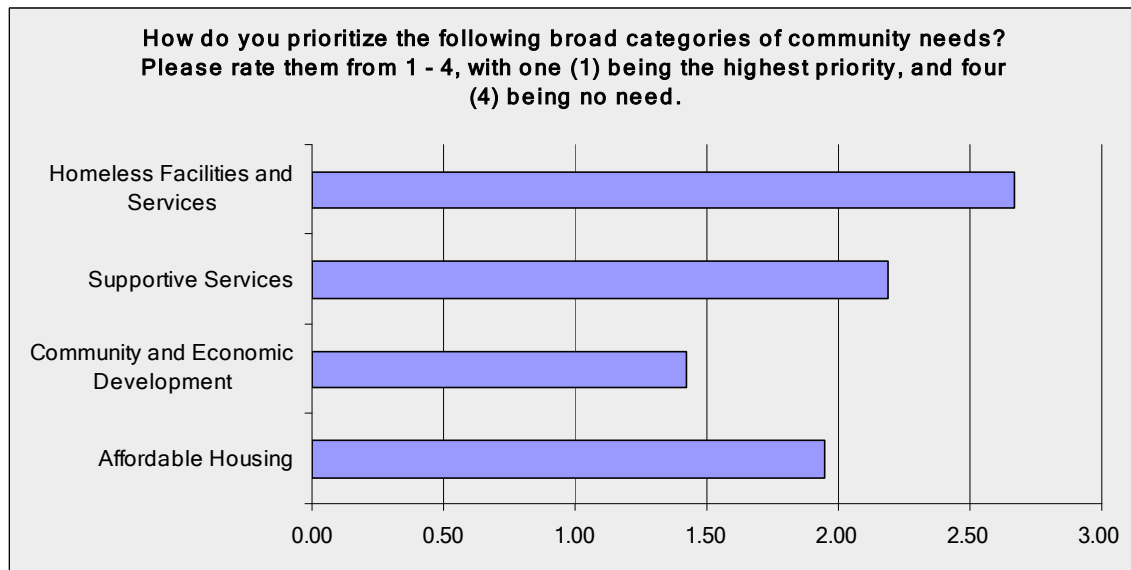


Citizen Response

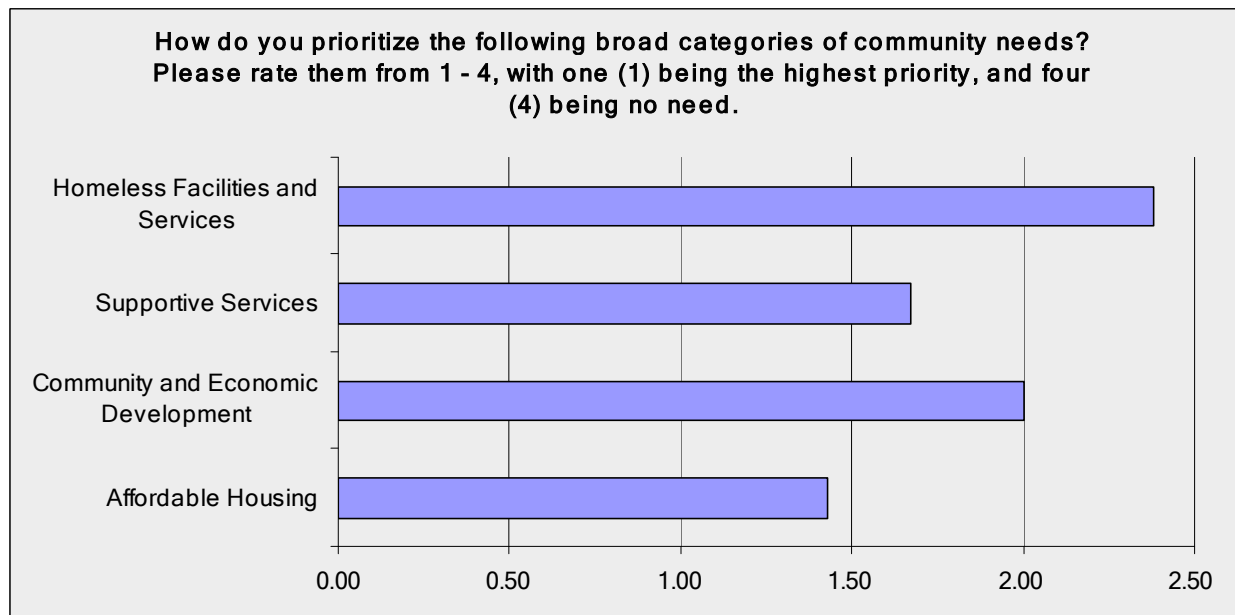


Service Provider Response

Question 4.

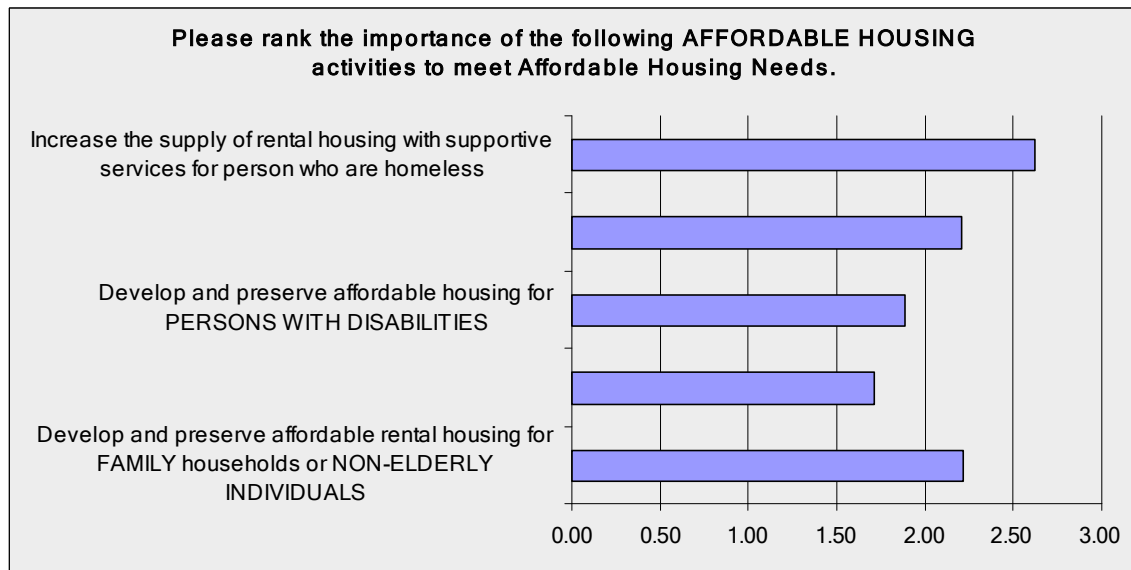


Citizen Response

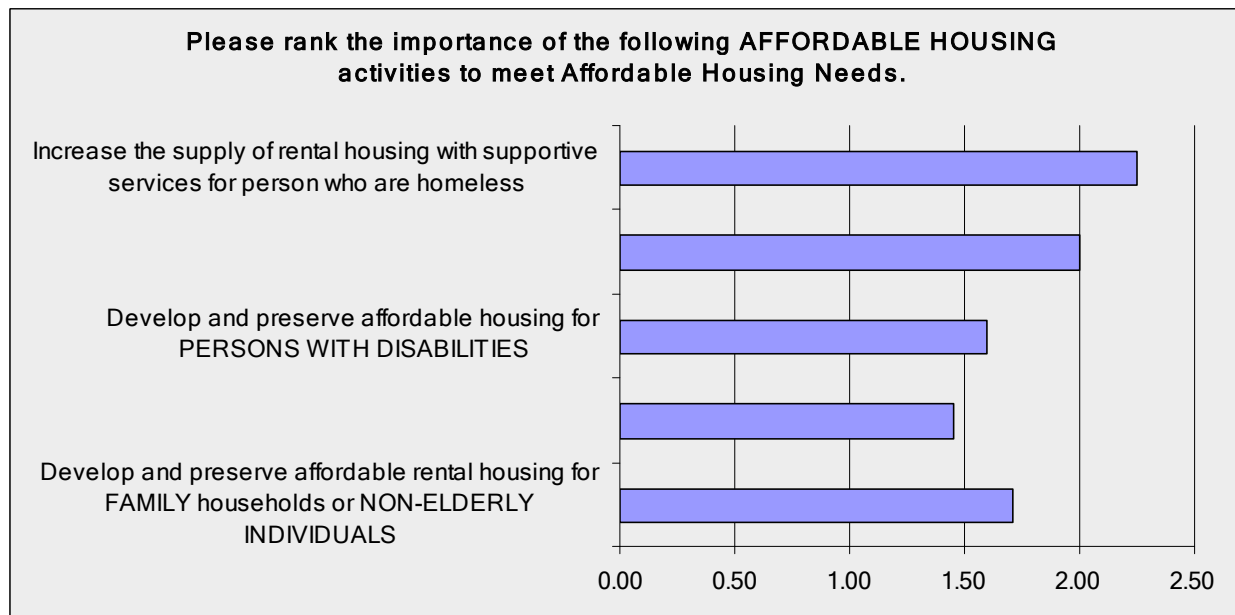


Service Provider Response

Question 5.

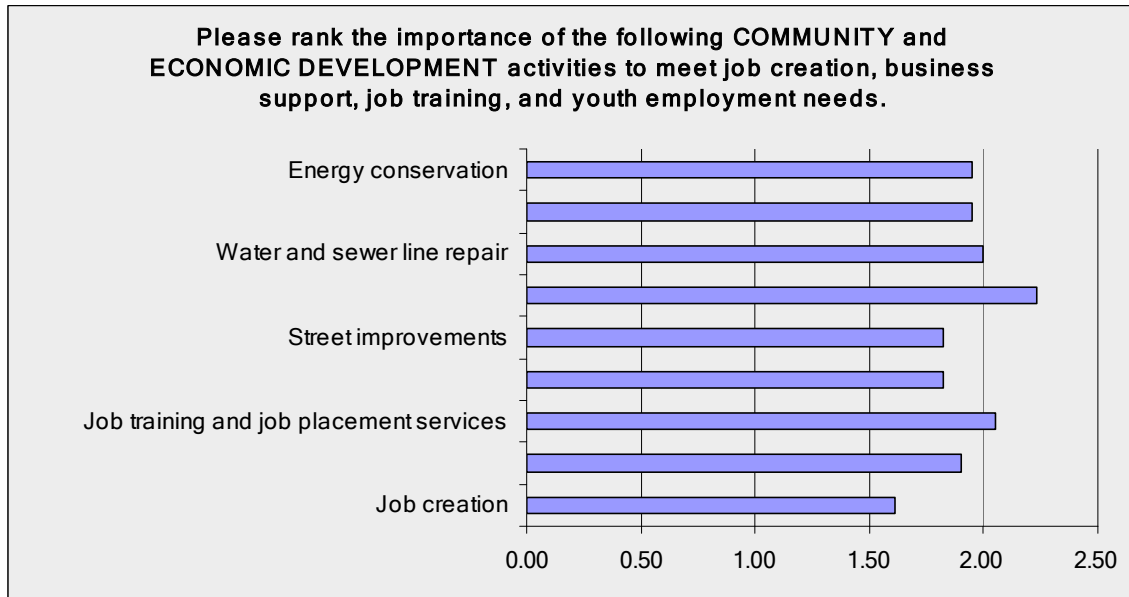


Citizen Response

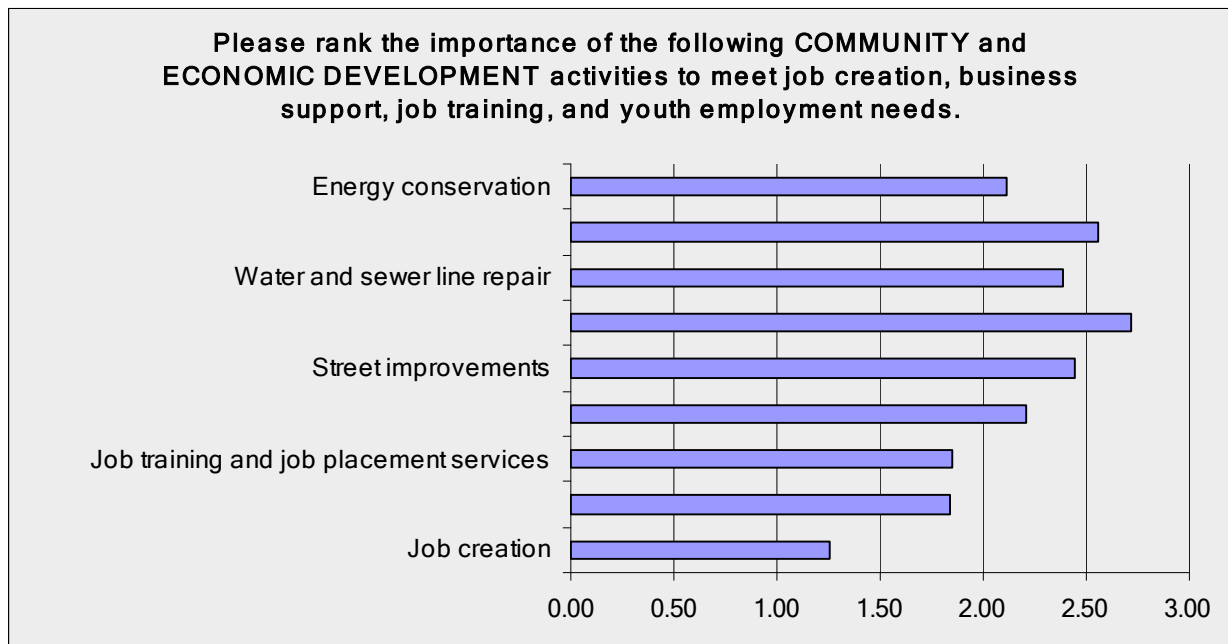


Service Provider Response

Question 6.

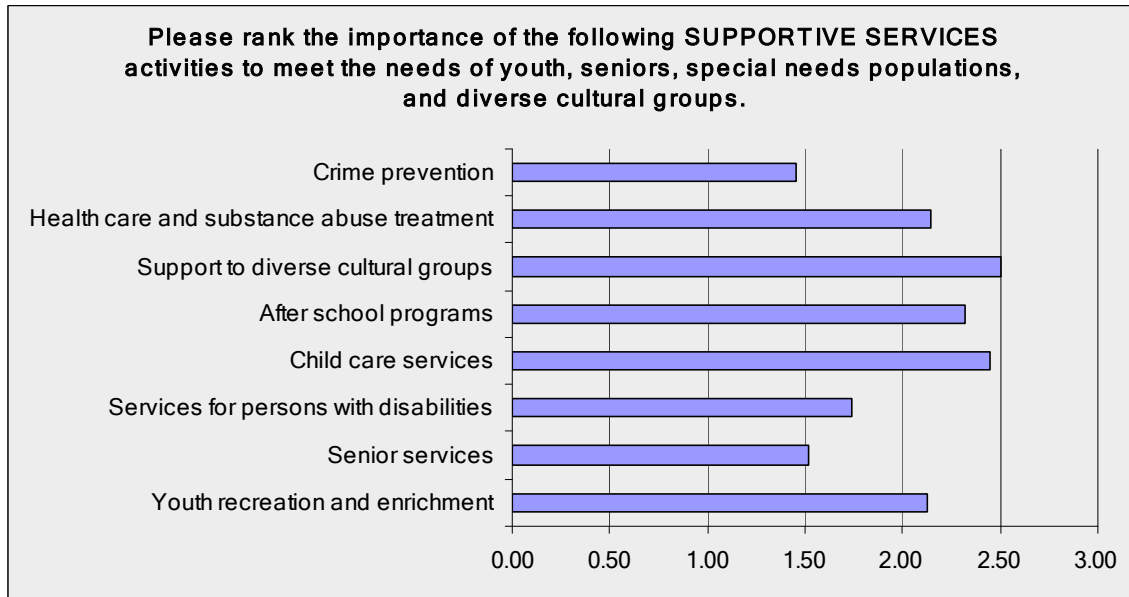


Citizen Response

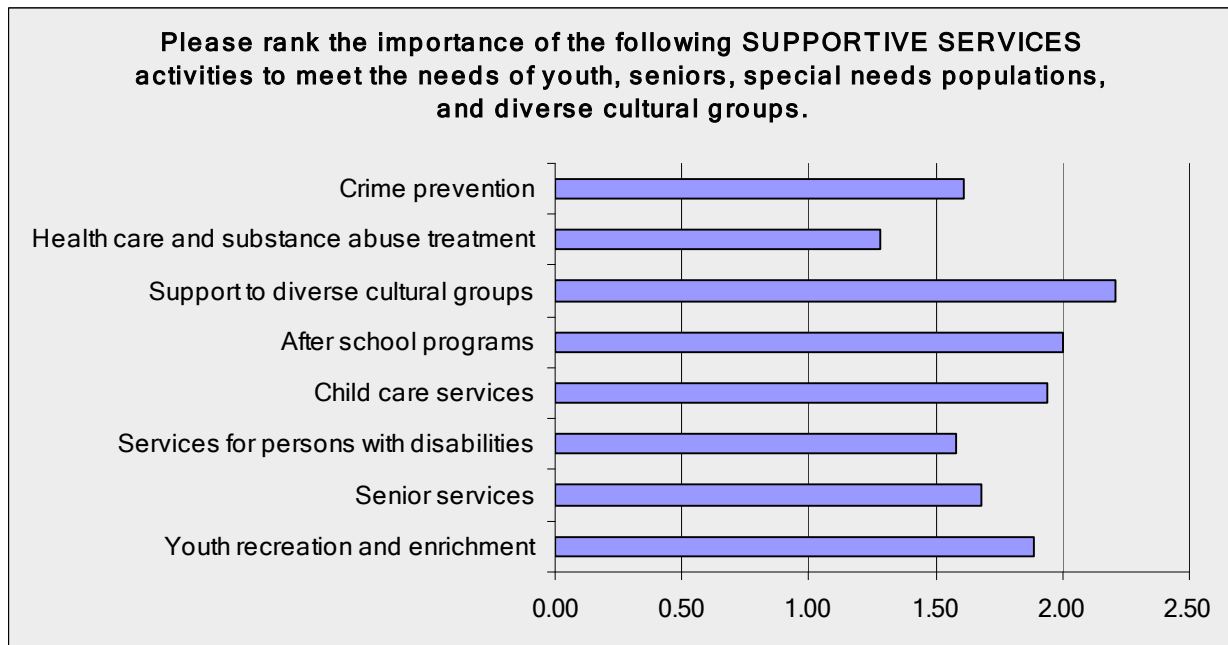


Service Provider Response

Question 7.



Citizen Response



Service Provider Response

Question 8.

If you would like to add any comments about housing and community needs in the City of South Jordan, please include your comments here.

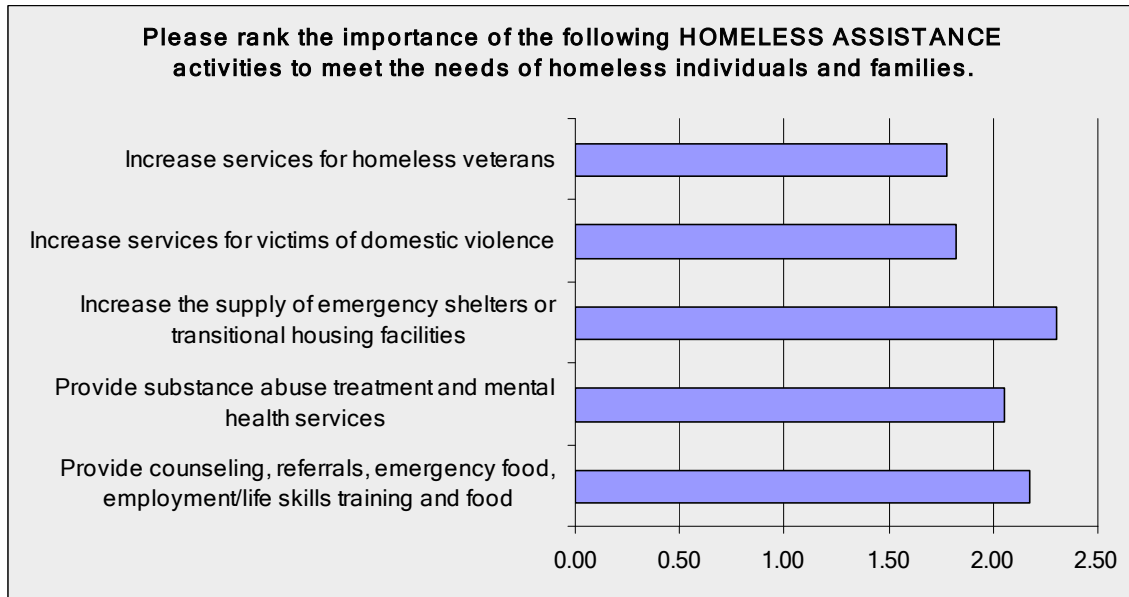
No more commercial.

Citizen Response

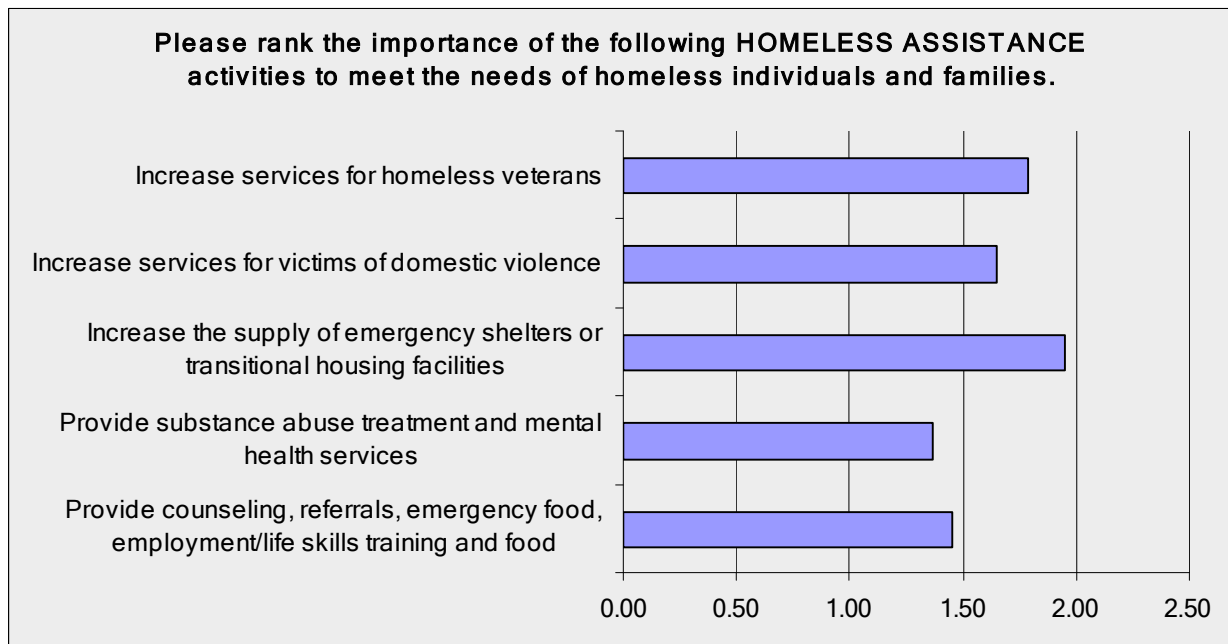
None.

Service Provider Response

Question 9.

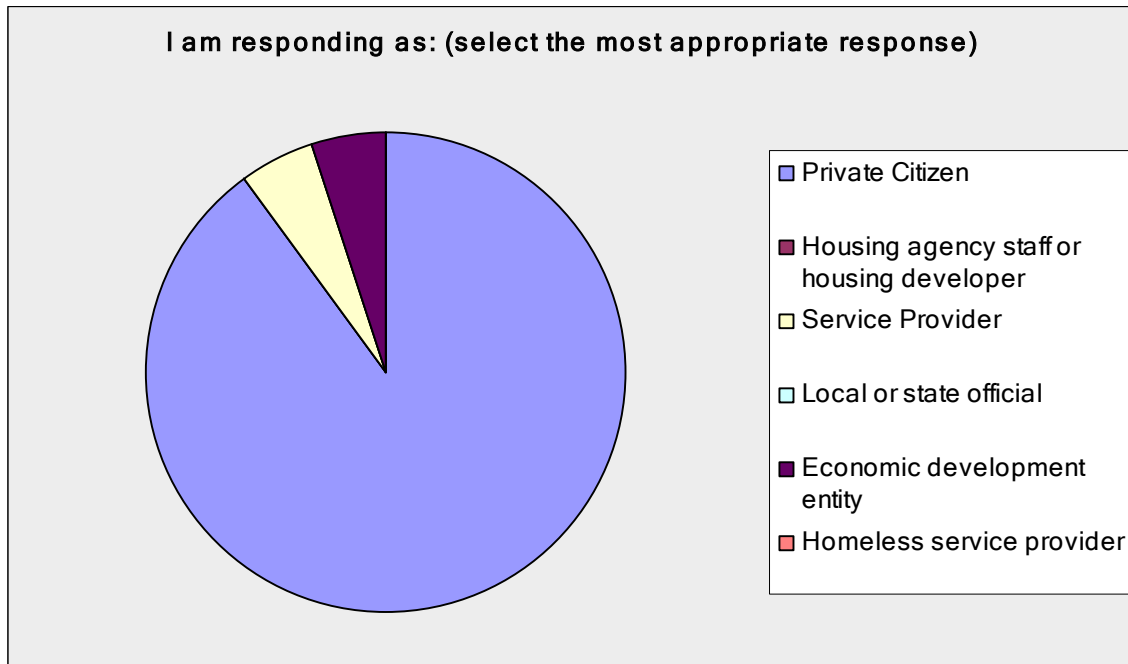


Citizen Response

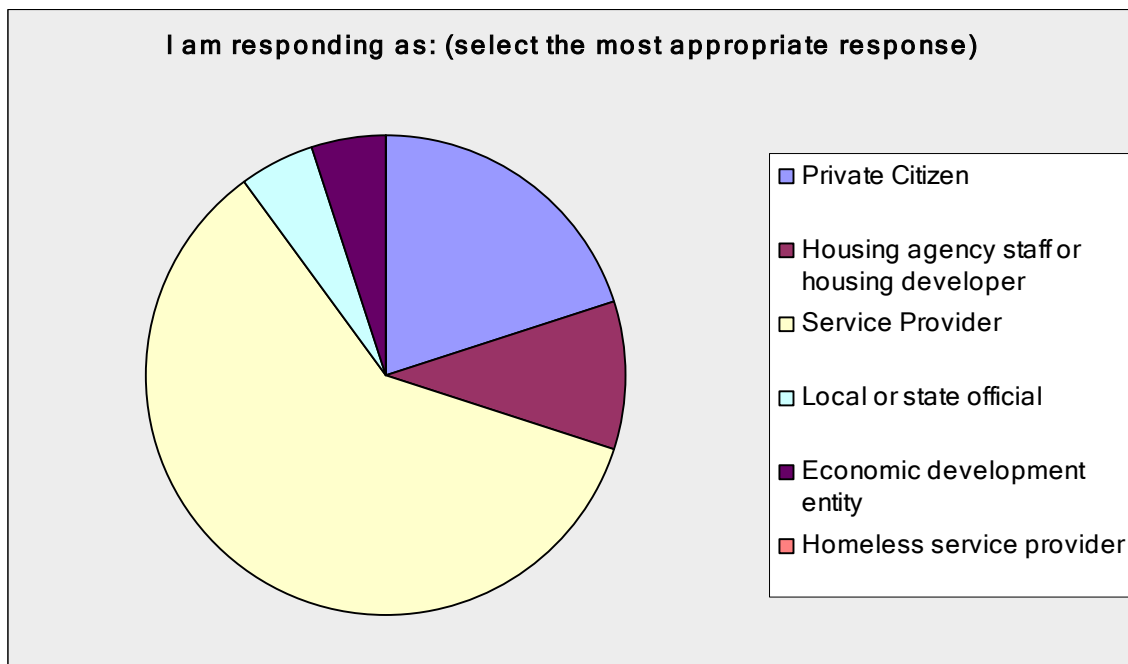


Service Provider Response

Question 10.

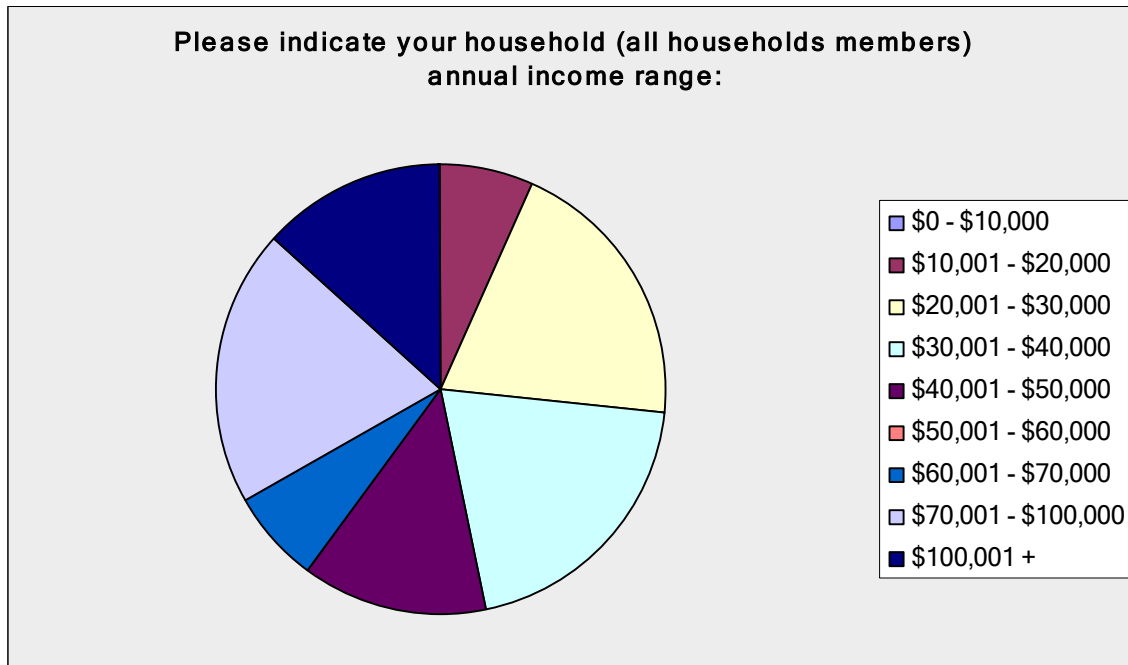


Citizen Response

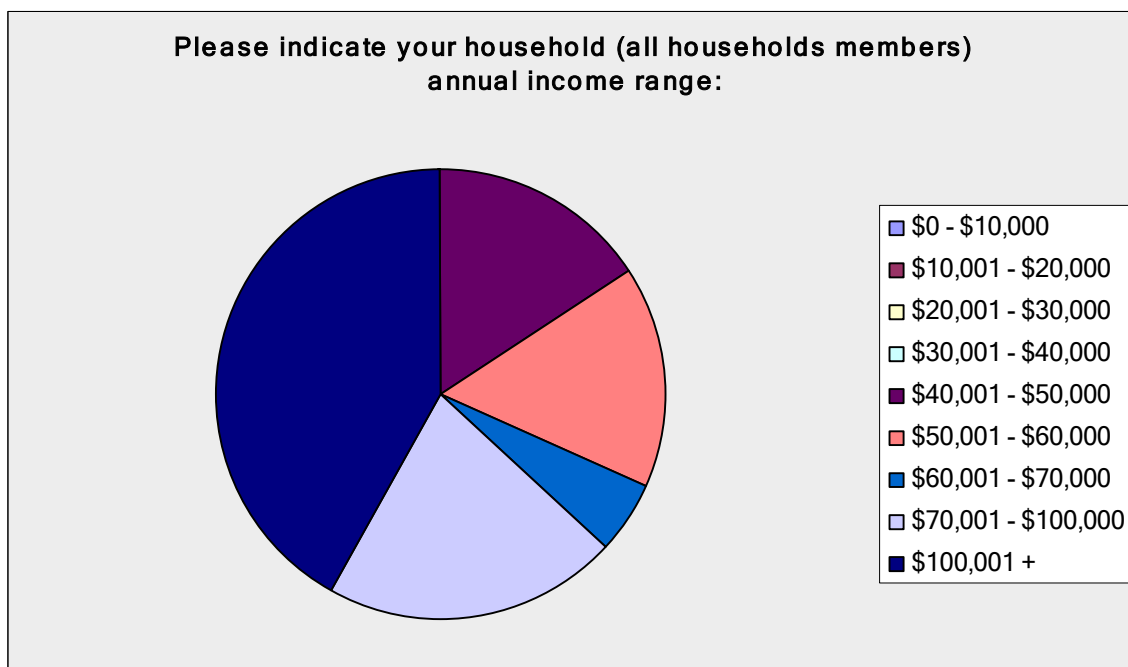


Service Provider Response

Question 11.

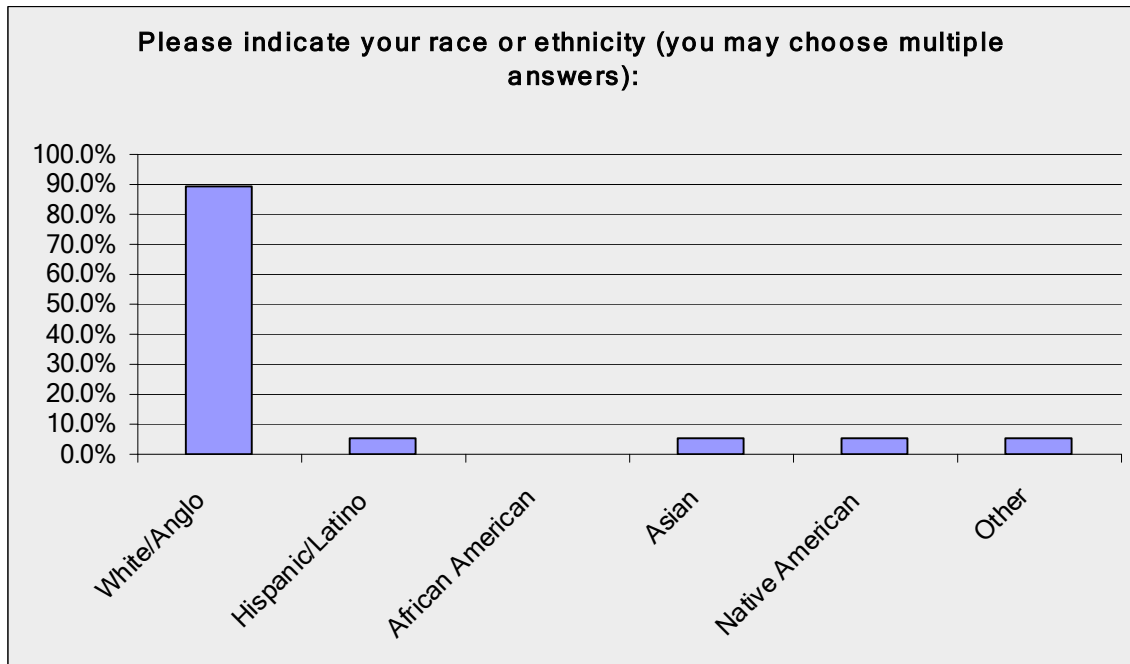


Citizen Response

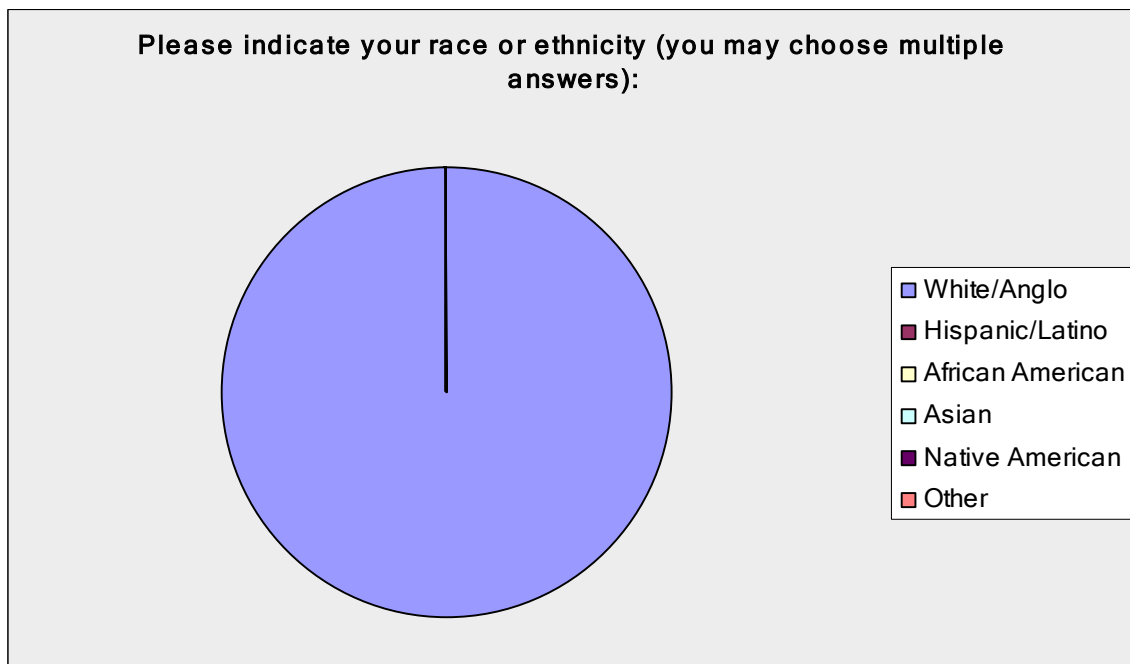


Service Provider Response

Question 12.



Citizen Response



Service Provider Response

CPMP NEEDS TABLES

Housing Needs Table				Grantee:																					
Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems				Current % of House- holds	Current Number of House- holds	3-5 Year Quantities										% of Goal	Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member		Dispropo- rtionate Racial/ Ethnic Need?	# of Househ- olds in lead- Hazard Housing	Total Low Income- HIV/ AIDS Populatio- n	
						Year 1		Year 2		Year 3		Year 4*		Year 5*						Multi-Year					
						Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					Goal	Actual				
Household Income <=30% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	0										0	####	L	N		100%	235	No	60	7	
			Any housing problems	0.0	0											0	####	L	N		39.3	92			
			Cost Burden > 30%	0.0	0											0	####	L	N						
			Cost Burden >50%	0.0	0											0	####	L	N						
		Small Related	NUMBER OF HOUSEHOLDS	100%	50											0	####	M	N				No		
			With Any Housing Problems	100.0	50											0	####	M	N						
			Cost Burden > 30%	0.0	0											0	####	M	N						
			Cost Burden >50%	100.0	50											0	####	M	N						
		Large Related	NUMBER OF HOUSEHOLDS	100%	0											0	####	L	N				No		
			With Any Housing Problems	0.0	0											0	####	L	N						
			Cost Burden > 30%		0											0	####	L	N						
			Cost Burden >50%		0											0	####	L	N						
		All other hshold	NUMBER OF HOUSEHOLDS	100%	0																		No		
			With Any Housing Problems	0.0	0											0	####	L	N						
			Cost Burden > 30%		0											0	####	L	N						
			Cost Burden >50%		0											0	####	L	N						
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	125																				
			With Any Housing Problems	100.0	125											0	####	L	N						
			Cost Burden > 30%	28.0	35											0	####	L	N						
			Cost Burden >50%	72.0	90											0	####	L	N						
		Small Related	NUMBER OF HOUSEHOLDS	100%	0																	No			
			With Any Housing Problems	100.0	0											0	####	L	N						
			Cost Burden > 30%		0											0	####	L	N						
			Cost Burden >50%		0											0	####	L	N						
		Large Related	NUMBER OF HOUSEHOLDS	100%	15																	No			
			With Any Housing Problems	100.0	15											0	####	L	N						
			Cost Burden > 30%		0											0	####	L	N						
			Cost Burden >50%		0											0	####	L	N						
		All other hshold	NUMBER OF HOUSEHOLDS	100%	45																	No			
			With Any Housing Problems	100.0	45											0	####	L	N						
			Cost Burden > 30%		0											0	####	L	N						
			Cost Burden >50%		0											0	####	L	N						
Household Income >30 to <=50% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	35														100%	425	No				
			With Any Housing Problems	100.0	35											0	####	M	N		19.6	83			
			Cost Burden > 30%	0.0	0											0	####	L	N						
			Cost Burden >50%	100.0	35											0	####	M	N						
		Small Related	NUMBER OF HOUSEHOLDS	100%	95																	No			
			With Any Housing Problems	84.2	80											0	####	M	N						
			Cost Burden > 30%	47.4	45											0	####	M	N						
			Cost Burden >50%	36.8	35											0	####	M	N						
		Large Related	NUMBER OF HOUSEHOLDS	100%	0																	No			
			With Any Housing Problems	0.0	0											0	####	L	N						
			Cost Burden > 30%	0.0	0											0	####	L	N						
			Cost Burden >50%	0.0	0											0	####	L	N						
		All other hshold	NUMBER OF HOUSEHOLDS	100%	0																	No			
			With Any Housing Problems	0.0	0											0	####	L	N						
			Cost Burden > 30%	0.0	0											0	####	L	N						
			Cost Burden >50%	0.0	0											0	####	L	N						
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	200																	No			
			With Any Housing Problems	60.0	120											0	####	L	N						
			Cost Burden > 30%	42.5	85											0	####	L	N						
			Cost Burden >50%	17.5	35											0	####	L	N						
		Small Related	NUMBER OF HOUSEHOLDS	100%	70																	Yes			
			With Any Housing Problems	50.0	35											0	####	L	N						
			Cost Burden > 30%	50.0	35											0	####	L	N						
			Cost Burden >50%	0.0	0											0	####	L	N						
		Large Related	NUMBER OF HOUSEHOLDS	100%	0																	Yes			
			With Any Housing Problems	0.0	0											0	####	L	N						
			Cost Burden > 30%	0.0	0											0	####	L	N						
			Cost Burden >50%	0.0	0											0	####	L	N						
		All other hshold	NUMBER OF HOUSEHOLDS	100%	20																	No			
			With Any Housing Problems	100.0	20											0	####	L	N						
			Cost Burden > 30%		0											0	####	L	N						
			Cost Burden >50%		0											0	####	L	N						
Household Income >50 to <=80% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	40														100%	1370	No				
			With Any Housing Problems	100.0	40											0	####	M	N		13.7	188			
			Cost Burden > 30%	0.0	0											0	####	M	N						
			Cost Burden >50%	100.0	40											0	####	M	N						
		Small Related	NUMBER OF HOUSEHOLDS	100%	105																	No			
			With Any Housing Problems	23.8	25											0	####	M	N						
			Cost Burden > 30%	14.3	15											0	####	M	N						
			Cost Burden >50%	14.3	15											0	####	M	N						
		Large Related	NUMBER OF HOUSEHOLDS	100%	175																	No			
			With Any Housing Problems	100.0	175											0	####	M	N						
			Cost Burden > 30%	80.0	140											0	####	M	N						
			Cost Burden >50%	11.4	20											0	####	M	N						
		All other hshold	NUMBER OF HOUSEHOLDS	100%	55																	No			
			With Any Housing Problems	18.2	10											0	####	M	N						
			Cost Burden > 30%	0.0	0											0	####	M	N						
			Cost Burden >50%	18.2	10											0	####	M	N						
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	230																	No			
			With Any Housing Problems	32.6	75											0	####	L	N						
			Cost Burden > 30%	15.2	35											0	####	L	N						
			Cost Burden >50%	15.2	35											0	####	L	N						
		Small Related	NUMBER OF HOUSEHOLDS	100%	295																	No			
			With Any Housing Problems	54.2	160											0	####	L	N						
			Cost Burden > 30%	16.9	50											0	####	L	N						
			Cost Burden >50%	37.3	110											0	####	L	N						
		Large Related	NUMBER OF HOUSEHOLDS	100%	420																	No			
			With Any Housing Problems	82.1	345											0	####	L	N						
			Cost Burden > 30%	42.8	180											0	####	L	N						
			Cost Burden >50%	40.5	170											0	####	L	N						
		All other hshold	NUMBER OF HOUSEHOLDS	100%	45																	No			
			With Any Housing Problems	75.0	34											0	####	L	N						
			Cost Burden > 30%	33.0	15											0	####	L	N						
			Cost Burden >50%	0.0	0																				

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population		Sheltered		Un-sheltered	Total	Jurisdiction	
		Emergency	Transitional			Data Quality	
1. Homeless Individuals		4353	0	515	4868	(E) estimates	▼
2. Homeless Families with Children		232	0	0	232		
	2a. Persons in Homeless with Children Families	4000	0	110	4110		
Total (lines 1 + 2a)		8353	0	625	8978		
Part 2: Homeless Subpopulations		Sheltered		Un-sheltered	Total	Data Quality	
1. Chronically Homeless		215	40	255	255	(N) enumerations	▼
2. Severely Mentally Ill		310	0	310	310		
3. Chronic Substance Abuse		363	0	363	363		
4. Veterans		235	0	235	235		
5. Persons with HIV/AIDS		6	0	6	6		
6. Victims of Domestic Violence		313	0	313	313		
7. Youth (Under 18 years of age)		4653	0	4653	4653		

Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPE, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5							
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal			
Beds	Emergency Shelters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###	L		
	Transitional Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###	L		
	Permanent Supportive Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###	L		
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###	L		
Chronically Homeless																				

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPE, ESG or Other	
					Year 1		Year 2		Year 3		Year 4		Year 5								
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal				
					Beds	Emergency Shelters	8	8	0	0	0	0	0	0	0	0	0				0
	Transitional Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###	M		
	Permanent Supportive Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###	M		
	Total	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###	M		

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

Jurisdiction**Housing Market Analysis***Complete cells in blue.*

Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
Affordability Mismatch						
Occupied Units: Renter		140	310	725	1175	25
Occupied Units: Owner		30	590	9785	10405	65
Vacant Units: For Rent	11%			130	130	40
Vacant Units: For Sale	0%		45		45	35
Total Units Occupied & Vacant		170	945	10640	11755	165
<u>Rents: Applicable FMRs (in \$s)</u>		642	774	1,089		
Rent Affordable at 30% of 50% of MFI (in \$s)		669	802	927		
Public Housing Units						
Occupied Units		0	0	0	0	0
Vacant Units		0	0	0	0	0
Total Units Occupied & Vacant		0	0	0	0	0
Rehabilitation Needs (in \$s)		0	0	0	0	

Grantee Name:		Jurisdiction																		
Non-Homeless Special Needs Including HOPWA		Needs	Currently Available	GAP	3-5 Year Quantities										Total			Priority Need: H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HC
					Year 1		Year 2		Year 3		Year 4*		Year 5*							
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal			
Housing Needed	52. Elderly	75	0	75	0	0	0	0	0	0	0	0	0	0	0	0	####	M	N	
	53. Frail Elderly	364	269	95	0	0	0	0	0	0	0	0	0	0	0	0	####	M	N	
	54. Persons w/ Severe Mental Illness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	
	55. Developmentally Disabled	0	6	-6	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	
	56. Physically Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	
	57. Alcohol/Other Drug Addicted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	
	58. Persons w/ HIV/AIDS & their familie	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	
	59. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	
	Total	439	275	164	0	0	0	0	0	0	0	0	0	0	0	0	####			
Supportive Services Needed	60. Elderly	3570	160	3410	0	0	0	0	0	0	0	0	0	0	0	0	####	H	Y	
	61. Frail Elderly	364	160	204	0	0	0	0	0	0	0	0	0	0	0	0	####	H	Y	
	62. Persons w/ Severe Mental Illness	807	807	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	
	63. Developmentally Disabled	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	
	64. Physically Disabled	363	0	363	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	
	65. Alcohol/Other Drug Addicted	352	352	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	
	66. Persons w/ HIV/AIDS & their familie	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	
	67. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	
	Total	5488	1511	3977	0	0	0	0	0	0	0	0	0	0	0	0	####			

Jurisdiction		Housing and Community Development Activities		Needs	Current	Gap	5-Year Quantities										Cumulative		% of Goal	Priority Need: H, M, L	Dollars to Address	Plan to Fund 2 Y/N	Fund Source
							Year 1		Year 2		Year 3		Year 4		Year 5								
							Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					
01 Acquisition of Real Property 570.201(a)																							
Public Facilities and Improvements	02 Disposition 570.201(b)																						
	03 Public Facilities and Improvements (General) 570.201(c)																		CDBG				
	03A Senior Centers 570.201(c)																		CDBG				
	03B Handicapped Centers 570.201(c)																						
	03C Homeless Facilities (not operating costs) 570.201(c)																						
	03D Youth Centers 570.201(c)																						
	03E Neighborhood Facilities 570.201(c)																						
	03F Parks, Recreational Facilities 570.201(c)																						
	03G Parking Facilities 570.201(c)																						
	03H Solid Waste Disposal Improvements 570.201(c)																						
	03I Flood Drain Improvements 570.201(c)																						
	03J Water/Sewer Improvements 570.201(c)																						
	03K Street Improvements 570.201(c)																						
	03L Sidewalks 570.201(c)																						
	03M Child Care Centers 570.201(c)																						
	03N Tree Planting 570.201(c)																						
	03O Fire Stations/Equipment 570.201(c)																						
	03P Health Facilities 570.201(c)																						
	03Q Abused and Neglected Children Facilities 570.201(c)																						
	03R Asbestos Removal 570.201(c)																						
	03S Facilities for AIDS Patients (not operating costs) 570.201(c)																						
03T Operating Costs of Homeless/AIDS Patients Programs																		CDBG					
04 Clearance and Demolition 570.201(d)																							
04A Clean-up of Contaminated Sites 570.201(d)																							
Public Services	05 Public Services (General) 570.201(e)																						
	05A Senior Services 570.201(e)																						
	05B Handicapped Services 570.201(e)																						
	05C Legal Services 570.201(E)																						
	05D Youth Services 570.201(e)																						
	05E Transportation Services 570.201(e)																		CDBG				
	05F Substance Abuse Services 570.201(e)																						
	05G Battered and Abused Spouses 570.201(e)																		CDBG				
	05H Employment Training 570.201(e)																						
	05I Crime Awareness 570.201(e)																						
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e))																						
	05K Tenant/Landlord Counseling 570.201(e)																						
	05L Child Care Services 570.201(e)																						
	05M Health Services 570.201(e)																						
	05N Abused and Neglected Children 570.201(e)																		CDBG				
	05O Mental Health Services 570.201(e)																						
	05P Screening for Lead-Based Paint/Lead Hazards Poison 570.20																						
	05Q Subsistence Payments 570.204																						
	05R Homeownership Assistance (not direct) 570.204																						
	05S Rental Housing Subsidies (if HOME, not part of 5% 570.204																						
	05T Security Deposits (if HOME, not part of 5% Admin c																						
06 Interim Assistance 570.201(f)																							
07 Urban Renewal Completion 570.201(h)																							
08 Relocation 570.201(i)																							
09 Loss of Rental Income 570.201(j)																							
10 Removal of Architectural Barriers 570.201(k)																							
11 Privately Owned Utilities 570.201(l)																							
12 Construction of Housing 570.201(m)																							
13 Direct Homeownership Assistance 570.201(n)																							
	14A Rehab, Single-Unit Residential 570.202																						
	14B Rehab, Multi-Unit Residential 570.202																						
	14C Public Housing Modernization 570.202																						
	14D Rehab, Other Publicly-Owned Residential Buildings 570.202																						
	14E Rehab, Publicly or Privately-Owned Commercial/Indu 570.20																						
	14F Energy Efficiency Improvements 570.202																						
	14G Acquisition - for Rehabilitation 570.202																						
	14H Rehabilitation Administration 570.202																						
	14I Lead-Based/Lead Hazard Test/Abate 570.202																						
	15 Code Enforcement 570.202(c)																						
16A Residential Historic Preservation 570.202(d)																							
16B Non-Residential Historic Preservation 570.202(d)																							
	17A CI Land Acquisition/Disposition 570.203(a)																						
	17B CI Infrastructure Development 570.203(a)																						
	17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)																						
	17D Other Commercial/Industrial Improvements 570.203(a)																						
	18A ED Direct Financial Assistance to For-Profits 570.203(b)																						
	18B ED Technical Assistance 570.203(b)																						
	18C Micro-Enterprise Assistance																						
	19A HOME Admin/Planning Costs of PJ (not part of 5% Ad																						
	19B HOME CHDO Operating Costs (not part of 5% Admin ca																						
	19C CDBG Non-profit Organization Capacity Building																						
	19D CDBG Assistance to Institutes of Higher Education																						
	19E CDBG Operation and Repair of Foreclosed Property																						
	19F Planned Repayment of Section 108 Loan Principal																						
	19G Unplanned Repayment of Section 108 Loan Principal																						
	19H State CDBG Technical Assistance to Grantees																						
	20 Planning 570.205																						
	21A General Program Administration 570.206																						
	21B Indirect Costs 570.206																		CDBG				
	21D Fair Housing Activities (subject to 20% Admin cap) 570.206																						
	21E Submissions or Applications for Federal Programs 570.206																						
	21F HOME Rental Subsidy Payments (subject to 5% cap)																						
	21G HOME Security Deposits (subject to 5% cap)																						
	21H HOME Admin/Planning Costs of PJ (subject to 5% cap																						
21I HOME CHDO Operating Expenses (subject to 5% cap)																							
22 Unprogrammed Funds																							
HOPWA	31J Facility based housing - development																						
	31K Facility based housing - operations																						
	31G Short term rent mortgage utility payments																						
	31F Tenant based rental assistance																						
	31E Supportive service																						
	31I Housing information services																						
	31H Resource identification																						
	31B Administration - grantee																						
CDBG	31D Administration - project sponsor																						
	Acquisition of existing rental units																		N				
	Production of new rental units																		N				
	Rehabilitation of existing rental units																		N				
	Rental assistance																		N				
	Acquisition of existing owner units																		N				
	Production of new owner units																		N				
	Rehabilitation of existing owner units																		N				
HOME	Homeownership assistance																		N				
	Acquisition of existing rental units																						
	Production of new rental units																						

PUBLIC HEARING NOTICE, AGENDA, MINUTES,
PROOF OF PUBLICATIONS

AGENDA

Work Session and Regular Meeting of The South Jordan City Council

For

April 3, 2012

Executive Conference Room (4-6 P.M.)
City Council Chambers (6-8 P.M.)
Executive Conference Room (8-10 P.M.)
South Jordan City Hall
1600 W. Towne Center Drive

Cellular Phones and Pagers Must be Turned Off, or Set to Vibrate Only
Upon Entering the City Council Chambers

Scott L. Osborne, *Mayor*
Mark Seethaler, *Council Member*
Chuck Newton, *Council Member*
Brian Butters, *Council Member*
Steve Barnes, *Council Member*
Larry Short, *Council Member*

John H. Geilmann, *City Manager*



AGENDA

CITY OF SOUTH JORDAN CITY COUNCIL WORK SESSION & REGULAR MEETING

APRIL 3, 2012

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY COUNCIL WILL HOLD ITS REGULAR MEETING ON TUESDAY, APRIL 3, 2012, IN THE CITY COUNCIL CHAMBERS, 1600 W. TOWNE CENTER DRIVE, SOUTH JORDAN, UTAH. PERSONS WITH DISABILITIES WHO MAY NEED ASSISTANCE SHOULD CONTACT THE CITY MANAGER AT 254-3742 AT LEAST 24 HOURS PRIOR TO THIS MEETING. A CLOSED MEETING MAY BE HELD AT THE END OF THE MEETING, IF NEEDED. THE ORDER OF AGENDA ITEMS MAY BE CHANGED IF DEEMED APPROPRIATE BY THE MAYOR OR CITY COUNCIL. THE WORK SESSION WILL BEGIN AT 4:00 P.M. AND THE REGULAR MEETING WILL BEGIN AT 6:00 P.M. AND THE COMBINED AGENDA WILL BE AS FOLLOWS:

4:00 P.M.
EXECUTIVE CONFERENCE ROOM

SPECIAL WORK SESSION

I. SPECIFIC WORK SESSION ITEMS

- A. Proposed Zoning Text amendment Revising the Requirements and Standards for Collector Street Fencing. (*Community Development Director, George Shaw – 45 Minutes*)
4:00 pm to 4:45 PM
- B. Accessory Living Units – (*Community Development Director, George Shaw – 40 Minutes*)
4:45 PM to 5:25 PM
- C. FY 2012-13 Budget Presentation (*ACM Laurie Johnson – 20 Minutes*)
5:25 PM to 5:45 PM

RECESS TO REGULAR COUNCIL MEETING

6:00 P.M.
COUNCIL CHAMBERS

I. GENERAL BUSINESS

- A. Welcome and Roll Call (*5 Minutes*)
6:00 PM to 6:05 PM
- B. Opening Ceremony (*10 Minutes*)
6:05 PM to 6:15 PM
 - 1. Invocation
 - 2. Pledge of Allegiance

II. OTHER BUSINESS

- A.1. Resolution R2011-16, Jordan Valley Water Conservancy District Agreement for Installation of Street Improvements Along 11800 South.
(*City Engineer Brad Klavano – 10 Minutes*)
6:15 PM to 6:25 PM
- A.2. Potential Action Item – (See II. A.1.)
- B.1. Ratifying Resolution R2012-03, Fulfilling Statutory Notice Requirements by Indicating the City's Intent to Adjust the Boundary Between the City of South Jordan and Draper City. (*By ACM Gary Whatcott – Part of A.1. 10 Minutes*)
6:15 PM to 6:25 PM
- B.2. Potential Action Item – (See II. B.1.)

III. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

*Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)

- A.1. Public Hearing – CDBG (*By ACM Laurie Johnson – 15 Minutes*)
6:25 PM to 6:40 PM
- A.2. Potential Action Item – (See III. A.1.) 15 Minutes
6:40 PM to 6:55 PM
- B.1. Public Hearing – LUA-2012.02, Egbert Family Trust Land Use Amendment From Village Commercial (VCOM) and Village Mixed Use (VMU) to Commercial (COM) on Property Located at 11323 South 2700 West. Susan Egbert, on behalf of w. Reid Egbert Family Trust (*50 Minutes*)
6:55 PM to 7:45 PM
- B.2. Potential Action Item – (See III. B.1.) 15 Minutes
7:45 PM to 8:00 PM

ADJOURNMENT OF REGULAR COUNCIL MEETING

RETURN TO SPECIAL WORK SESSION – 2nd Floor Executive Conference Room

COUNCIL FRAMEWORK / IDEA BANK DISCUSSIONS (8:00 PM to 10:00 PM)

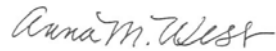
- A. Drought Resistant Landscape
- B. Water Reuse
- C. Emergency Disaster Planning/Preparedness
- D. Status of Back Flow Info on Web
- E. Visioning Session Follow-Up
- F. Implementation of Priorities
- G. Economics and Legalities of Park Impact Fee Structure
- H. Review of Projects Awaiting Approval / Use of Park Impact Fees
- I. General Plan Overview
- J. Fleet Overview

CERTIFICATE OF POSTING

STATE OF UTAH)
 : §
COUNTY OF SALT LAKE)

I, Anna M. West, do hereby certify that I am the duly appointed, qualified and acting City Recorder for South Jordan City, State of Utah, and do further certify that a true and correct copy of this South Jordan City Council Agenda for the meeting held on April 3, 2012 at 4:00 p.m. was posted at the South Jordan City Office located at 1600 W. Towne Center Drive, where the referenced meeting was held, at least 24 hours prior to such meeting. The agenda was also posted at the South Jordan Library located at 10673 S. Redwood Road, at the South Jordan Fire Station #61 located at 10758 South Redwood Road, at the South Jordan Fire Station #62 located at 4000 West South Jordan Parkway, and at www.sjc.utah.gov. I also certify that a true and correct copy of the South Jordan City Council Agenda was provided to the media at least 24 hours prior to such meeting, specifically the Deseret News, the Salt Lake Tribune and the South Valley Journal and has been posted to the Utah Public Notice Website <http://www.utah.gov/pmn/index.html> .

Dated April 2, 2012.



Anna M. West, City Recorder
City of South Jordan, State of Utah

SOUTH JORDAN CITY City Council Meeting

April 3, 2012

6:00 P.M.

ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS

PRINT NAME

PRINT ADDRESS

Collette Engert	The Road Home 210 S. Rio Grande SLC, UT 84101
Chad & Shanna Lewis	2556 W 11370 S. S.J 84095
Bruce & Leesa Rogers	2552 W. 11370 S. S Jordan 84095
Pam Sheshigane	
Susan Egbert + Melvin Egbert	11323 S. 2700 W.
Jonni Bruestead (suzanne)	11610 DISTRICT DRIVE S.J. 84095
Jennifer Campbell	South Valley Sanctuary P.O. Box 1028 West Jordan UT 84084
Teen Bateman	11303 S. 2450 West - S. Jordan
Chris Roper	
CHAD Jensen	
Orbi Salazar	
Jim LADLE	3022 W. CUMMANT CREEK DR. SOUTH JORDAN, UT
FACHEL OTTO	765 N 400W SLC, UT 84103
CT	
Jacob	
JOCK	
Nathan	
Jonathan	
Randy Page	11288 S. 2865 W
John Jefferys	2831 W. AMINI WAY
David Robbins	11512 S. 2950 W.
James GERRITSEN	11456 S. 2700 W.
Elaine Carter	51644 Shethleston Cir.
Steve Young	1201 Country Ridge Dr. S.J.

SOUTH JORDAN CITY
CITY COUNCIL MEETING

April 3, 2012

Present: Mayor Scott Osborne, Council Member Mark Seethaler, Council Member Chuck Newton, Council Member Brian Butters, Council Member Steve Barnes, Council Member Larry Short, City Manager John Geilmann, ACM Gary Whatcott, ACM Laurie Johnson, City Attorney Rob Wall, IS Director Jon Day, City Council Secretary MaryAnn Dean

Others: Celeste Eggert, Chad and Shauna Lewis, Bryce and Leesa Rogers, Pam Sherburne, Susan Egbert, Melanie Egbert, Josh Beckstead, Jennifer Campbell, Jean Bateman, Chris Roper, Chad Jensen, Orbil Solorzano, Jim Ladle, Rachel Otto, Randy Page, John Jeffery, David Robbins, James Jerritsen, Elaine Carter, Steve Young

I. GENERAL BUSINESS

A. Welcome and Roll Call

Mayor Osborne welcomed everyone present. All members of the City Council were present, as listed.

B. Opening Ceremony

1. Invocation

Council Member Short offered the invocation.

2. Pledge of Allegiance

Joel Moscus, scout, led the audience in the Pledge of Allegiance.

Mayor Osborne recognized some scouts present. Scout Troops 1586 and 1250 were introduced.

CM Geilmann said they need to add a section IV. to the agenda to hold a closed session for the purpose of discussing the character and professional competence of an individual. The City Council all voted in favor to amend the agenda to add the closed meeting.

II. OTHER BUSINESS

A.1. Resolution R2011-16, Jordan Valley Water Conservancy District Agreement for Installation of Street Improvements Along 11800 South

City Engineer Klavano reviewed the background information on this item.

Council Member Seethaler asked how the bids came in. City Engineer Klavano said just under \$300,000, which is just under budget. Jordan Valley Water Conservancy District and Questar will pay \$144,000 for construction. The city will also collect other engineering fees, yet to be determined. Jordan Valley Water Conservancy District and Questar will pay for any change orders.

A.2. Potential Action Item – (See II. A.1.)

Council Member Butters made a motion to approve Resolution R2011-16. Council Member Newton seconded the motion. Roll call vote. The vote was unanimous 5-0 in favor.

B.1. Ratifying Resolution R2012-03, Fulfilling Statutory Notice Requirements by Indicating the City's Intent to Adjust the Boundary Between the City of South Jordan and Draper City.

ACM Whatcott reviewed the background information on this item.

B.2. Potential Action Item – (See II. B.1.)

Council Member Seethaler made a motion to ratify Resolution R2012-03. Council Member Barnes seconded the motion. Roll call vote. The vote was unanimous 5-0 in favor.

III. PUBLIC HEARINGS AND POTENTIAL LEGISLATIVE ACTION ITEMS

A.1. Public Hearing – CDBG (*By ACM Laurie Johnson*)

ACM Johnson reviewed the background information on this item. Mayor Osborne read a prepared statement (Attachment A).

ACM Johnson said they did a survey on needs. If there is anyone in the audience that would like to participate in that, the forms need to be filled out and turned in tonight.

Mayor Osborne opened the public hearing.

Celeste Eggert, Development Director for the Road Home homeless shelter, discussed how many people they serve. CDBG funds are vital to their non profit organization. They accept people from every city along the Wasatch Front.

Council Member Seethaler asked how is it that the funds are so dispersed and the need is more concentrated?

Ms. Eggert said they always ask the person their city of origin when they come to the shelter. The individuals may or may not report that accurately. Some may fear that if they do not say that they are from Salt Lake, they will be turned away. Most of the people that they serve are from Salt Lake. They receive money from communities other than Salt Lake. Last year, they applied for \$4000 from South Jordan and were awarded \$3395. They are one of a handful of agencies that make similar applications to the city.

Jennifer Campbell, South Valley Sanctuary, said they are at a non disclosed location approximately Redwood Road and 7800 South. They shelter individuals that are in danger from domestic violence. She reviewed the number of people they serve and their average stay at the sanctuary. They work with the Road Home shelter. They ask for help from all cities. It is open to everyone. They have 13 rooms; 57 beds. A family will have a room to themselves. Sometimes two single individuals will share a room. She said they are active in education and outreach.

ACM Johnson reviewed the total CDBG budget and how the funds are dispersed. Fifteen percent can be used for these public service type projects. She explained the application process to access the funds. One to two City Council members will sit on the committee and make recommendations for final funding.

ACM Johnson explained there are criteria for various programs to be eligible for funding.

Council Members Seethaler, Butters, Short, and Newton volunteered to serve on the CDBG funding committee.

Roger Borg, Emergency Home Repair, said they do accessibility design. They fix roofs, railings, grab bars, ramps, etc. It is a non profit organization. It is a permanent repair. They have been around for over 40 years.

A.2. Potential Action Item – (See III. A.1.)

CM Geilmann said no action is required on this item.

B.1. Public hearing – LUA-2012.02, Egbert Family Trust Land Use Amendment From Village Commercial (VCOM) and Village Mixed Use (VMU) to Commercial (COM) on Property Located at 11323 South 2700 West. Susan Egbert, on behalf of W. Reid Egbert Family Trust

Planner Warner reviewed the background information on this item.

Susan Egbert, 11323 S. 2700 W., said she is acting on behalf of 7 siblings in the family trust. They settled their family estate and need to sell property. It is listed with Mountain West. Chris Monson is their agent. She read a prepared statement (Attachment B) including pictures of existing commercial properties. She also showed concept plans for both the VMU and Commercial zones. She indicated that they want to put a grocery store on their property. She said 1/3 acre lots cannot be sustained in the city. The interest in

their property has been for grocery stores and high density. Retail stores provide the most sales tax revenue for the city. She believes this can be a win/win/win outcome.

Mayor Osborne opened public hearing.

Craig Finlayson, lives across the street to the west at 11338 S. 2700 W., said he would prefer to have a grocery store. They do not want condos across the street.

Jackie McKee Olson, said they own 65 acres. She built her home in 1973. Her parents bought their farm in 1944. They had 400 acres to start with. She said they still have animals on their property. They would like to keep the condos at the District. They would like to keep their little bit of country. She prefers the grocery store option. She said she would like to see a neighborhood developed similar to what they have. She does not want to see townhomes.

Craig Martin, 2607 W. 11275 S., said his home borders the Egbert's property on the north. He said he appreciates how South Jordan has been planned. Putting a grocery store in the heart of a residential area is a departure from the way it has been planned up until now. He noted the empty Albertson's on 10400 South Bangerter Highway. He would hate to have that in their neighborhood. He does not feel it would be a quiet, peaceful place. Deliveries would take place in the morning and late at night. If they go with the Village Mixed use proposal, the residents would have a say in that plan. With the commercial zone, there is not as much input from owners. He does not want garbage in his property. He asked that the Council support the Planning Commission's recommendation. If they come with a VMU project that the residents can feel good about, that would be something worth considering.

Melanie Egbert, 11323 S. 2700 W., submitted a list of 18 people that signed in favor of the commercial (Attachment C). Most live very close; the furthest neighbor lives ½ mile away.

Council Member Short said he heard the petition was submitted asking if people wanted a grocery store or apartments. Melanie Egbert said no, they presented it as VMU or Commercial. They did represent proposals of what could be developed in each zone.

Bruce Rogers, 2552 W. 11370 S., said he lives in the adjacent home, east of the Egbert's. He said he can respect the Egbert's trying to sell their property for the most amount of money. He said he was one of the people that signed the petition because his understanding was that there were a lot of apartments proposed. He feels leaving the zoning R-2.5 would be a favorable compromise for the remaining residents in the area. People move to South Jordan for the rural environment. People come here and stay. The commercial developments are planned in the city.

Chad Lewis, 2556 W. 11370 S., said Egberts' are great neighbors. He said he would like 1/3 acre lot housing, but it sounds like that option is out. He said he prefers commercial over Village Mixed Use.

Mayor Osborne closed the public hearing.

Council Member Newton said if they pursue zoning this, he assumes that they will have the same problem that they had with Albertson's. He said he is concerned about its viability considering the new Wal-Mart coming on Bangerter Highway. He asked if a used car lot could go in this location? Planner Warner said staff would prefer Neighborhood Commercial over Community Commercial. Neighborhood Commercial would limit the uses. Council Member Newton said the Egberts' want what is best for the neighbors. He said once the property is sold, the Egberts' will lose some of that control.

Planner Schindler explained that the Neighborhood Commercial zone limits the uses. It could include a grocery store and offices no more than 3000 square feet. A used car lot would not be allowed. Council Member Newton said they could ask for a rezone in the future. Planner Schindler concurred, but said the decision is still up to the City Council. It would be hard to build a grocery store in this location because of the required pitched roof in the Neighborhood Commercial zone. If it was rezoned, it would likely be Community Commercial which allows more intensive uses.

Council Member Barnes asked about the city's ability to support 1/3 acre lot developments. Planner Schindler explained that residential development does not support itself. It takes retail for pay for Police, Fire, and other services. Rooftops are required to attract the commercial development. It is still possible to have a 1/3 acre lot development. He said both the VMU and Commercial zones bring a higher dollar value to the seller.

Council Member Short said the idea with the VMU zone is that the lots on the outside of the development are the same size as the adjacent lots, and they get smaller as it gets further in the development. The developer would also meet with the neighbors to discuss the plan. He said there are places appropriate for commercial, as outlined in the plan. The city worked on this plan for a long time.

It was noted that there was extensive public input when this property's future land use designation changed.

Council Member Seethaler asked why the Planning Commission denied the application? Ms. Egbert said she believes it was because most of the people in the public hearing spoke against it. They also didn't understand the current designation includes commercial and VMU. Council Member Seethaler asked if the proposal is not approved, what is the alternative? Ms. Egbert said she would work with Chris Monson to see where to go. Their intent is to sell the property. They will pursue the sale of the property for whatever purpose is best accommodated.

Council Member Seethaler asked what is the viability of a grocery store at this location? Chris Monson said the store needs solid population completely surrounding it. They are attracting people in a 1 to 1 1/2 mile area.

Council Member Newton said putting mixed use on this property would create that higher density to support a shopping center. He feels the closeness of Harmons and 3 Wal-Mart's makes the viability difficult. Mr. Monson showed a map of grocery store spacing and said stores can survive close together. He said Albertsons was on the west edge, not in the middle of the population. There wasn't enough population surrounding it to make it work. He said Costco is a different concept to draw from, as is Super Wal-Mart. He said this proposal would be for a small grocery store on 2700 West. It is surrounded by dense population and is very feasible. They have very interested parties in this property.

Council Member Butters said he understands Albertson's was slated to close before it was opened. They have had chances to lease or sell the building, but the mother company has declined. It is not a fair comparison to this proposal.

It was noted that this application is for a land use change. Other plans other than a grocery store could be considered. Planner Schindler said if it gets rezoned to VMU, it would be required to have a residential component and another type of use, either retail or office. There is no requirement that the density be low or high.

Planner Warner explained the purpose of the mixed use zone. The idea is to have a master developed plan and to understand the neighbor's concerns. The Planning Commission will determine if the impact of the concerns have been significantly addressed. The property could be developed in a limitless number of ways.

Planner Schindler reviewed the current zoning and land use designation on the property, as well as clarifying tonight's application.

B.2. Potential Action Item – (See II. B.1.)

Council Member Newton made a motion to deny LUA-2012.02. Council Member Butters seconded the motion. Roll call vote. The vote was 4-1 in favor, with Council Member Seethaler opposed.

IV. CLOSED SESSION

Council Member Butters made a motion to go into a closed session to discuss the character and professional competence of an individual. Council Member Barnes seconded the motion. Roll call vote. The vote was unanimous in favor.

SOUTH JORDAN CITY
CITY COUNCIL WORK SESSION #2

April 3, 2012

Present: Mayor Scott Osborne, Council Member Mark Seethaler, Council Member Chuck Newton, Council Member Brian Butters, Council Member Steve

Barnes, Council Member Larry Short, City Manager John Geilmann, ACM Gary Whatcott, ACM Laurie Johnson, City Attorney Rob Wall, City Council Secretary MaryAnn Dean

Council Member Butters made a motion to go back into a work session. Council Member Short seconded the motion. The vote was unanimous in favor.

A. Drought Resistant Landscape

Council Member Newton said the City Council previously adopted a policy regarding drought resistant landscaping, but there is no enforcement or encouragement. Community Development Director Shaw said the Ordinance encourages drought resistant landscaping, but does not mandate it. They could do a better job encouraging drought resistant landscaping for developers. He said they should be careful asking the developers to do more if they want them to develop here. Council Member Newton said given the upcoming water problems, should they require smart controllers for the sprinklers?

Council Member Seethaler asked if they should include smart controllers for city parks and parkstrips? The City Council discussed the rebates that are available for the smart controller. Mayor Osborne said the city should be using the smart controllers.

The City Council determined to put this item for a future discussion. Staff should include 5 bullet items of improvements that could be made in this area. Staff will also check the rebate that is available through Jordan Valley Water Conservancy District and check to see if the South Jordan residents are eligible for that rebate.

B. Water Reuse

ACM Whatcott said there are many issues to address regarding water reuse including reclamation infrastructure and costs associated to get the water here. When the water gets here, where will they put it? They also need to discuss a scalping plant. There are significant capital costs. The first thing to deal with is to have an attorney help claim their right to use the reuse water. They have an attorney under contract. The City Council determined to discuss this issue at a future date.

C. Emergency Disaster Planning/Preparedness

Mayor Osborne asked for an after action report and improvement plan after the upcoming exercise. Director of Emergency & Risk Management Dustin Lewis said he would email the City Council a one page memo that summarized the after action report. After the budget, the City Council agreed to do a full review of the emergency management plan.

D. Status of Back Flow Info on Web

Staff reported that the information is on the website. They will be making changes to make it simpler to use. That change should be done by tomorrow evening.

E. Visioning Session Follow-Up

F. Implementation of Priorities

Items E. and F. were addressed simultaneously.

Council Member Seethaler asked if there is a mechanism to maintain as a guide for their actions and priorities. IS Director Day said they could set it up on viewpoint. Mayor Osborne said that would be a way to illustrate and track their vision, with actionable items on it. Council Member Seethaler said they can create it and get it organized, but he is not sure there would be the will to maintain and use it. Council Member Newton said he would like something with iPad access. He said they could determine their priorities at the April 21st meeting.

Mayor Osborne said at some point, he would like to dedicate the agenda in a work meeting to discuss frame work items, so they are not just conducting business. He said they need to find a mechanism to evaluate, record, and keep it on track. The second step is to modify the work meetings.

The City Council discussed starting the work meeting at 4:30. Mayor Osborne said that is okay, but they need to increase their efficiency. Council Member Newton discussed their upcoming meetings and priorities and said they won't get to the bulk visioning items until July.

Council Member Seethaler said they cover things because they are current issues. In time, they need to discipline themselves and take a current issue and slot it in the list of priorities. He said they can find some mechanisms to help them discuss the things that are most important.

Council Member Butters said since the beginning of the year, they have covered a lot of territory. CM Geilmann said there will be several presentations next week. He said that will probably be the last of the big presentations.

G. Economics and Legalities of Park Impact Fee Structure

City Attorney Wall said Parks and Recreation Director prepared a 2 page summary addressing the questions that were raised regarding the park impact fee structure. Staff also prepared a legal opinion on the defensibility of the impact fee structure. He said under the current study, they cannot assess a commercial impact fee. They can revisit the study to assess park impact fees in selected commercial areas of the city. It may lower the residential impact fee a little. Lewis and Young would be willing to undertake that project at a cost of \$6,900. The total cost, with legal review, would be approximately \$11,000 to do the additional study to identify areas where a commercial impact fee may be assessed. He said the study would identify areas of the city where the type of commercial to be built would generate a verifiable impact on the parks. He said they

don't know what it will net the city. It won't solve any of their budget concerns. He said areas that might justify the commercial impact fee is the TOD project and Redwood Road in select areas. Most retail stores have zero impact on parks. Daybreak is exempt from any of this; they have a different agreement.

Council Member Butters asked if it is staff's legal recommendation to pass the study, as is. City Attorney Wall said yes and they should revisit the other issue separately regarding the commercial impact fee. He said this commercial impact fee issue has been talked about for a couple of years. He discussed the likelihood of getting sued and the ability to win the lawsuits depending on which option the City Council chooses.

Council Member Newton said a reduction in the residential impact fee may make South Jordan more attractive to build in for developers.

City Attorney Wall said the study would take 2-3 months. He said through bonus densities, design, clustering, etc. they can negotiate concessions with developers, but it cannot be done under the guise of impact fees. Mayor Osborne said they need to come up with a policy that if there is any park impact, they should pursue some concessions.

City Attorney Wall said they can have their consultants come in and discuss the issue at more length. Parks and Recreation Director Tingey said the consultant offered to do this on an hourly basis and they can stop it if they determine that it definitely is the right or wrong thing to pursue.

The City Council determined to put the impact fee approval on the next Summary Action Calendar.

H. Review of Projects Awaiting Approval/Use of Park Impact Fees

Mayor Osborne asked if there are any projects that are not specifically outlined in the budget that they are discretionarily going after.

ACM Johnson said in the budget, they will get a list of all CIP project and their status. She said the CIP plan has been prepared. She said the priorities of the projects will be done through the budget process. She said carryover money is part of that. ACM Johnson said she would also give the City Council a projection on how much money they will have at the end of this budget year.

I. General Plan Overview

J. Fleet Overview

Items I. and J. were addressed simultaneously.

CM Geilmann asked if the City Council would like an overview of how the General Plan works and an overview on the city fleet. The City Council said yes to both.

CM Geilmann said he would like to meet with the City Council in St. George next Friday morning (April 13th) to hold an executive session for 2 hours to discuss the character and competence of individuals. The City Council discussed the ability to notice the meeting as an electronic meeting.

The City Council determined to keep the work meetings at 4:00 p.m. for now.

ADJOURNMENT

Council Member Newton made a motion to adjourn. Council Member Barnes seconded the motion. The vote was unanimous in favor.

The April 3, 2012 work session adjourned at 10:17 p.m.

SOUTH JORDAN CITY CITY COUNCIL WORK SESSION #1

April 3, 2012

Present: Mayor Scott Osborne, Council Member Mark Seethaler, Council Member Chuck Newton, Council Member Brian Butters, Council Member Steve Barnes, Council Member Larry Short, City Manager John Geilmann, ACM Gary Whatcott, ACM Laurie Johnson, City Attorney Rob Wall, Community Development Director George Shaw, City Council Secretary MaryAnn Dean

Council Member Butters offered an invocation.

4:00 P.M.
EXECUTIVE CONFERENCE ROOM

SPECIAL WORK SESSION

I. SPECIFIC WORK SESSION ITEMS

- A. Proposed Zoning Text amendment Revising the Requirements and Standards for Collector Street Fencing. (*Community Development Director, George Shaw – 45 Minutes*)

Community Development Director Shaw reviewed the background information on this item. He reviewed how the original collector street fence Ordinance came to be and the concern with residents altering the wrought iron fencing. He said they need to address what to do with non conforming uses and what to allow moving forward. He noted that a

citizens committee was formed and gave a recommendation to the City Council last summer on this issue. Staff drafted an Ordinance to implement the recommendations of the committee. It would broaden the allowable fences including vinyl. He noted that the SimTek material was not included in the committee's recommendation.

Council Member Newton said they do not have uniformity in the city. He said staff has given some residents the go ahead on a vinyl fence, even though it does not meet Ordinance. Some of the fabric that people are using in the wrought iron looks bad. He said the fencing Ordinance has gone through changes over the years and that has further complicated the issue.

Director of Government Services Paul Cunningham said the biggest problem is wood fencing. It has never been allowed; one-third of the non-compliant fences are wood. It is the cheapest to build. If they adopt the Ordinance that staff has prepared, they will still have 150 non-compliant fences in the city. He said there are several wood fences on Skye Drive. If they change that designation so it is not a collector road, then that will eliminate the problem with wood fencing in that area. One proposal was to put a lien on the property and the fence issue would have to be addressed before the property is sold. That created some opposition from the public.

City Attorney Wall said the City can create a fund to pay for the fencing, and the residents would pay it back on a monthly or annual basis. Community Development Director Shaw said one issue from the public hearings is that the way the collector streets look is a benefit to the entire community; why should the individual homeowners bear the entire burden. ACM Johnson said there was also an equity issue discussed because some of the residents have been good to comply with the Ordinance. She noted that the citizen committee worked hard on the report. They can re-address the idea of a Special Assessment Area.

Council Member Newton said graffiti is hard to remove on vinyl fencing. It is not a problem on the Sim Tek material. Vinyl fences scratch and can't be repaired. He said initially, he supported allowing vinyl fencing. He said the main vinyl manufacturer went bankrupt last year. He asked do they want uniformity? If they do, what is going to be the uniform standard? They also need to address setting up the Special Service Area.

Council Member Barnes said the people he talked to said they don't want uniformity and they don't want city encroachment.

Planner Brad Sanderson said masonry was picked as a top choice for safety along collector streets. He said privacy and cost are also issues for the residents. Mayor Osborne asked what pushed the collector street fencing requirement initially? Community Development Director Shaw said community identity. He said the Council should balance the look of the community versus the desire for the residents to have privacy, and what types of materials they can use. It was never the intent to make it look uniform, like an HOA. He said they did desire to have stretches of fences be uniform neighborhood by neighborhood.

Council Member Short arrived at this time.

Council Member Newton showed pictures of various non compliant fences in the city. Council Member Newton noted that city code prohibits a fence inside of a fence.

Mayor Osborne expressed concern over the tough economic times. Council Member Newton said they could pass the Ordinance, but abate enforcement until the economy improves.

Council Member Newton said another issue is regarding the height of the fence. CM Geilmann said the Ordinance gives them flexibility for an 8 ft. fence, but the resident would be solely responsible for the cost of the extra 2 feet.

Mayor Osborne said if the city creates an Ordinance to require this fence, they have to create a mechanism to bond for the fence or attach a lien to the home.

Community Development Director Shaw said they looked at the Special Assessment Area option, but halted because of opposition. The Council discussed a fence project on 9800 South.

Council Member Newton said the point of the fence is to give a certain look and feel for the community. Mayor Osborne said he is very sensitive in these economic times to throw a burden onto the citizens.

Council Member Seethaler received clarification on what fence would be required today. Council Member Seethaler said next, they need to enact an Ordinance and notify the residents of the restrictions. As a city, they could start in a certain section and move through other sections of the city, year by year. Council Member Short said the first section of fence would have to be paid back before they could afford to move onto the next section.

The City Council discussed maintenance being the problem with landscape fabric and vinyl fencing.

Council Member Seethaler said they could provide a limited incentive if neighbors get together to put in a uniform fence.

CM Geilmann said the cheapest and most aesthetically pleasing is landscaping. Community Development Director Shaw said the neighbors don't like the idea because it takes a few years to fill in. They can require the residents to maintain the landscaping. CM Geilmann said they could give "green incentives" for the landscaping option. Mayor Osborne suggested they get a list of drought tolerant plants to use.

ACM Johnson discussion an option of doing a revolving loan for the residents. As it is paid back, they can do more loans to pay for more fences or landscaping. She said staff

would come back with options of a no cost share, a revolving loan, and an assistance program. She said she promised the citizen committee would be involved when they discuss it again. Mayor Osborne said there would have to be a maximum amount set for the cost share.

Mayor Osborne said his concern is that vinyl starts looking bad. He is not ready to allow that yet. Council Member Newton said they could also give an incentive for people who use the smart controller for watering. Council Member Butters said he is concerned that would confuse water and fencing issues.

Mayor Osborne asked that staff let them know how much they have to put in a loan fund. They discussed an added incentive if a whole block does the fence together. CM Geilmann said they could invite the committee to hold community meetings and get input from a neighborhood at a time.

Council Member Newton asked if they should consider the cost of a 6 ft. fence versus an 8 ft. fence. Mayor Osborne said they need to set a maximum level of cost sharing allowed.

Regarding enforcement, they are not allowing new landscape fabric to be installed. People with existing landscape fabric know the City Council is reviewing the issue.

Mayor Osborne said they can make this positive and craft the message so it doesn't feel like the residents are getting the strong arm of the law. The City Council concurred. It was noted that they are still in abeyance of code enforcement. Anything new has to meet code.

B. Accessory Living Units – (*Community Development Director, George Shaw*)

Community Development Director Shaw reviewed the background information on this item. It was noted that enforcement is done on a complaint basis. They reviewed the current Ordinance.

They discussed a requirement for a permit. Inspections would be required to make sure it has been done properly. They reviewed the proposed Ordinance including parking and square footage for the apartments.

Community Development Director Shaw said the public hearing has already been held.

There was concern expressed about existing homes that already have apartments and the square footage requirement and the number of bedrooms allowed. Community Development Director Shaw said the Ordinance can be amended. Right now, it is illegal to have accessory living units. The building inspectors look for life safety issues.

This issue will be put on the April 17th City Council agenda.

The Council discussed the fee to charge for the building inspection. It was noted that people will continue to not get permits because it is cost prohibitive.

C. FY 2012-13 Budget Presentation (*ACM Laurie Johnson*)

ACM Johnson reviewed the calendar of budget progress and process.

Council Member Seethaler asked if they anticipate mid year adjustments? ACM Johnson said adjustments can be made any time. The approach at the beginning of the budget cycle is that it will last for the year.

Council Member Butters suggested that the budget dates be put on the City Council's calendar. The City Council concurred.

Mayor Osborne noted that he has a business trip planned April 17-20. He may be absent from that City Council meeting.

RECESS

Council Member Newton made a motion to recess the work meeting and go into the Regular Council meeting. Council Member Butters seconded the motion. The vote was unanimous in favor.

This is a true and correct copy of the April 3, 2012 City Council meeting minutes, which were approved on April 17, 2012.


South Jordan City Recorder

4770 S. 5600 W.
P.O. BOX 704005
WEST VALLEY CITY, UTAH 84170
FED.TAX I.D.# 87-0217663

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PUBLIC NOTICE

City of South Jordan
Notice of Public Hearing for the Five Year Consolidated Plan and Annual Action Plan for HUD
The City of South Jordan is preparing its 2012-2016 Five Year Consolidated Plan and 2012 Annual Action Plan as required by the U.S. Department of Housing & Urban Development. The Five Year Consolidated Plan and 2012 Annual Action Plan is prepared in order for the City to receive Community Development Block Grant (CDBG) funds. The Five Year Consolidated Plan and Annual Action Plan are the application and planning documents that detail how the City will expend CDBG funds.
The City of South Jordan, Utah must provide opportunities for citizens to participate in the development of these plans. As part of this process, the City will conduct a public hearing to obtain the views of citizens, public agencies, local governments, and other interested parties on the housing and non-housing community development needs of the City before a draft Consolidated Plan for 2012-2016 and a draft annual Action Plan for 2012 are prepared.
The Consolidated Plan will be a five-year strategy for addressing the housing and non-housing community development needs of South Jordan. The Consolidated Plan will set forth long-term goals for the development of viable communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for low- and moderate-income persons. The City of South Jordan must submit a completed Consolidated Plan to the U.S. Department of Housing and Urban Development by May 17, 2012.
The annual Action Plan will describe the City's planned use of federal fiscal year 2012 funds to address the needs identified by its five-year Consolidated Plan and further the City's consolidated Plan's objectives, and will also describe the City's methods for distributing these funds. Currently, priorities for 5 and one year CDBG expenditures are to serve special needs populations including seniors and at-risk youth. Proposed activities include making improvements to the community center which serves seniors and youth, other public facility improvements, and operating support to local providers for special needs populations.
Public Hearing Date and Time
Date: Tuesday, April 3, 2012 6:00 pm, City of South Jordan City Hall-1600 W. Towne Center Dr. (10610 S.), South Jordan, UT.
Interpreter services and other accommodations can be available during the hearing. If special services are needed, please call (801)-254-3742 at least seven days prior to the hearing date. Every effort will be made to accommodate your request. City Hall is wheelchair accessible.
Written comments and suggestions for consideration in the Draft Five Year Consolidated Plan and Annual Action Plan are also encouraged and may be submitted at any time during this process, up to the closing date of Wednesday, April 18, 2012. Please send comments to the following address:
Jake Warner, Planner
Planning Department
City of South Jordan
1600 W. Towne Center Dr.
South Jordan, UT 84095
(801)-254-3742
Following the public hearing, City staff will take all comments received and prepare a draft Five Year Consolidated Plan and Annual Action Plan that will be made available for a 30-day comment period on or about 4/10/12. The Draft 2012 - 2016 Five Year Consolidated Plan and FY2012 Action Plan will be posted on the City of South Jordan's website at <http://sjc.utah.gov>. Copies of the draft Plans will be made available for public review at the following public locations: City of South Jordan City Hall-1600 W. Towne Center Dr. (10610 S.), and the South Jordan Community Center, 10778 S. Redwood Drive, from 8:00 am - 5:00 pm Mon. - Fri.
For more information, contact Jake Warner, Planner, at (801)-254-3742.
775753

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ACCOUNT NAME			
SOUTH JORDAN CITY,			
TELEPHONE	ADORDER# / INVOICE N		
8012543742	0000775753 /		
SCHEDULE			
Start 03/16/2012		End 03/16/2012	
CUST. REF. NO.			
Plan Hearing			
CAPTION			
PUBLIC NOTICE City of South Jordan Notice of Public Hearing for the Five Year			
SIZE			
76	Lines	2.00	COLUMN
TIMES		RATE	
4			
MISC. CHARGES		AD CHARGES	
		TOTAL COST	
		260.36	

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF PUBLIC NOTICE City of South Jordan Notice of Public Hearing for the Five Year Consolidated Plan and Annual Action Plan for HUD The City of South Jordan is prep FOR SOUTH JORDAN CITY, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY.

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SIGNATURE

[Signature]

DATE

3/19/2012



VIRGINIA CRAFT
Notary Public, State of Utah
Commission # 581489
My Commission Expires
January 12, 2014

[Signature: Virginia Craft]

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ACCOUNT NAME			
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TELEPHONE		ADORDER# / INVOICE NUM	
8012543742		0000782871 /	
SCHEDULE			
Start 04/07/2012		End 04/07/2012	
CUST. REF. NO			
Legal Notice			
CAPTION			
PUBLIC NOTICE -NOTICE OF AVAILABILITY DRAFT 2012-2016 Five Year Consoli			
SIZE			
67 Lines		2.00 COLUMN	
TIMES		RATE	
4			
MISC. CHARGES		AD CHARGES	
		TOTAL COST	
		230.12	

PUBLIC NOTICE -NOTICE OF AVAILABILITY
DRAFT 2012-2016 Five Year Consolidated Plan and
2012 Annual Action Plan

The City of South Jordan Utah's DRAFT FY 2012-2016 Five Year Consolidated Plan and FY 2012 Annual Action Plan will be presented for a 30-day public review and comment period beginning April 11, 2012 through May 10, 2012. The Five Year Consolidated Plan includes the Annual Plan for fiscal year 2012, which serves as an application to the U. S. Department of Housing and Urban Development (HUD) for funds under the Community Development Block Grant (CDBG) program.

Draft 2012 - 1016 Five Year Consolidated Plan
The draft Five Year Consolidated Plan includes 1) an analysis of housing and homeless needs, 2) an analysis of the housing market in South Jordan, and 3) a strategic plan for the provision of identified needs related to affordable housing, a suitable living environment and expanded economic opportunity in South Jordan.

Draft Annual Action Plan for Program Year 2012
The draft AAP for FY2012 includes an action plan describing available resources and description of the City's method for disbursing funds to carry out activities to address priority needs. The AAP for FY2012 describes activities that will be funded by the CDBG program.

The Draft Plans are available for review at the following locations:
City of South Jordan City Hall 1600 W. Towne Center Dr. (10610 S.), and the South Jordan Community Center, 10778 S. Redwood Drive, from 8:00 am - 5:00 pm Mon. - Fri. Both facilities are fully accessible to persons with hearing, sight, and physical disabilities. The proposed plans will also be posted on the City of South Jordan's Website at <http://sjcda.h.gov/>.

All written comments should be directed in writing to the attention of Jake Warner, no later than 4:00 pm on May 10th.
Jake Warner, City Planner
Planning Department
City of South Jordan
1600 W. Towne Center Dr.
South Jordan, UT 84095
(801) 254-3742

TDD Utah Relay for the hearing impaired #711
The City of South Jordan is committed to a policy of non-discrimination in all programs, services and activities and will provide reasonable accommodations upon request. To request special accommodations, call (801) 254-3742 or TDD Utah Relay for the hearing impaired #711.

All comments received will be incorporated into the final Consolidated Plan and submitted to HUD on or before May 17, 2012.

The Proposed One-Year Action Plan for FY 12 identifies the proposed use of CDBG funds for identified community needs.
Proposed FY 2012 Allocations:
2012 CDBG Entitlement Allocation \$146,606
Administration set aside (20% of Entitlement Allocation) \$29,321 (maximum)
Public Service (15% of Entitlement Allocation) up to \$21,990 (activities including homeless services and services to neglected and abused children)
Other CDBG Activities:
Suitable Living Environment, increasing the access to quality public and private facilities; Senior Center Improvements \$76,235
Accessibility of Public Facilities \$19,060
782871

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AS NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF PUBLIC NOTICE -NOTICE OF AVAILABILITY DRAFT 2012-2016 Five Year Consolidated Plan and 2012 Annual Action Plan The City of South Jordan Utah's DRAFT FY 2012-2016 FOR SOUTH JORDAN CITY, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY.

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Notary Public, State of Utah
Commission # 581469
My Commission Expires
January 12, 2014

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Annual Action Plan

Form 424

**APPLICATION FOR
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		2. DATE SUBMITTED 5/17/2012	Applicant Identifier DUNS #052921285
Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		3. DATE RECEIVED BY STATE	State Application Identifier
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier

5. APPLICANT INFORMATION

Legal Name: City of South Jordan, Utah		Organizational Unit: Department: Finance	
Organizational DUNS: 052921285		Division:	
Address: Street: 1600 W. Towne Center Dr. (10610 S.) City: South Jordan County: Salt Lake State: UT Zip Code: 84095		Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: Ms. First Name: Tara Middle Name: Last Name: Allred Suffix:	
Country:		Email: TAllred@sjc.utah.gov	

6. EMPLOYER IDENTIFICATION NUMBER (EIN):

8 7 - 6 1 1 3 4 7 3	Phone Number (give area code) 801.253.5203 ext. 1388	Fax Number (give area code) 801.253-5250
---------------------	---	---

8. TYPE OF APPLICATION:

☒ New ☐ Continuation ☐ Revision
 If Revision, enter appropriate letter(s) in box(es)
 (See back of form for description of letters.)
 Other (specify)

7. TYPE OF APPLICANT: (See back of form for Application Types)

Municipal
 Other (specify)

9. NAME OF FEDERAL AGENCY:
US Department of Housing and Urban Development

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:

TITLE (Name of Program):
 Labor Management Cooperation Program
 1 4 - 2 1 8

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:

Community Development Entitlement Block Grant Projects include:
 Senior Center improvements, accessibility modifications to City Hall and
 Senior Center, Public Services, Planning and Administration

12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):

South Jordan, Utah

13. PROPOSED PROJECT

Start Date: 7/1/2012	Ending Date: 6/30/2013
-------------------------	---------------------------

14. CONGRESSIONAL DISTRICTS OF:

a. Applicant Utah District 3	b. Project Utah District 3
---------------------------------	-------------------------------

15. ESTIMATED FUNDING:

a. Federal	\$	146,606 ⁰⁰
b. Applicant	\$	⁰⁰
c. State	\$	⁰⁰
d. Local	\$	⁰⁰
e. Other	\$	⁰⁰
f. Program Income	\$	⁰⁰
g. TOTAL	\$	146,606 ⁰⁰

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?


a. Yes. ☐ THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON
 DATE:
 b. ☒ PROGRAM IS COVERED BY E. O. 12372
☐ OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?

☐ Yes If "Yes" attach an explanation. ☒ No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative

Prefix Last Name Osborne	First Name Scott	Middle Name Suffix
b. Title Mayor		c. Telephone Number (give area code) 801.254.3742
d. Signature of Authorized Representative 		e. Date Signed 5/15/12

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Standard Form 424 (Rev.9-2003)
Prescribed by OMB Circular A-102

Narrative Responses

ACTION PLAN

Executive Summary 91.220(b)

The Five Year Strategic Plan and the Annual Action Plan were developed using market research and analysis as well as through a multi-faceted citizen participation plan that solicited comment from a range of individuals and groups within the municipality. Based on that process the following goals have been established for the CDBG Program:

- **Preservation and Expansion of Safe and Decent Housing**

This goal will be accomplished by maintaining the existing housing stock and exploring ways of encouraging the development of more affordable rental housing for small related families and elderly households. The City will continue to participate in the Salt Lake County Continuum of Care and will apply to participate in the Salt Lake County HOME Consortium. The City will provide monetary support to agencies which provide homeless prevention, shelter services and supportive services to homeless individuals, and victims of domestic violence who reside in South Jordan.

- **A Suitable Living Environment**

This goal will be accomplished by continuing to improve the physical facilities used by community members for elderly programs within South Jordan. The City provides the facilities and monetary support for a variety of programs which serve low and moderate income residents as well as the community at large. Because of limited tax revenue, the City has not been able to address critical repairs and upgrades to major building components and systems within its Senior Center facility. Also, as use of City facilities and programs has grown, the City has not had the financial ability to purchase a larger bus with updated accessibility features for use by seniors. As part of the goal of creating a suitable living environment in South Jordan, the City will use part of its CDBG Public Services budget to lease a bus to accommodate the number of seniors needing transportation services. In addition to basic facility needs, the City will utilize CDBG funding to address accessibility deficiencies both within the Senior Center and in the surrounding public spaces which are used in conjunction with the Center, and City Hall. The City will use its CDBG funding to address accessibility deficiencies identified in its Accessibility Survey completed in tandem with other Salt Lake County Communities earlier this year.

Citizen Participation 91.200 and 91.220(b) –

1. Provide a summary of the citizen participation and consultation process (including efforts to broaden public participation in the development of the plan.

a. Based on the jurisdiction's current citizen participation plan, provide a summary of the citizen participation process used in the development of the consolidated plan. Include a description of actions taken to encourage participation of all its residents, including the following:

1. low- and moderate-income residents where housing and community development funds may be spent;
2. minorities and non-English speaking persons, as well as persons with disabilities;
3. local and regional institutions, the Continuum of Care, and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, community and faith-based organizations);
4. residents of public and assisted housing developments and recipients of tenant- based assistance;
5. residents of targeted revitalization areas.

The South Jordan Citizen Participation Plan, which was adopted in March 2012 after a public comment and review period, sets forth the City of South Jordan's policies and procedures for citizen participation for the use of Community Development Block Grant (CDBG) funds. The Citizen Participation Plan provides an opportunity for the community to work in partnership with the City to identify needs and to allocate CDBG funds.

The City of South Jordan holds the following standards regarding citizen involvement:

6. All citizen participation is to be done openly.
7. Involvement of low- and moderate-income persons, minorities, project area residents, elderly, handicapped and others is to be evident.
8. Reasonable efforts to ensure continuity of involvement of citizens throughout all stages of the CDBG program are to be evident.
9. Timely and adequate information is to be given to citizens.
10. Citizens are encouraged to submit their views and proposals regarding the Consolidated Plan and use of CDBG funds.

The Citizen Participation Plan aims to ensure the participation of all residents, with special assurances made to ensure the participation of the following groups:

- extremely low-, low-, and moderate-income persons;
- persons living in areas where CDBG funds are proposed to be used;
- residents of publicly assisted housing;
- low-income residents of target neighborhoods;
- minorities;
- non-English speaking persons; and
- persons with physical disabilities.

As required by law, the South Jordan Citizen Participation Plan adheres to guidelines provided by the U.S. Department of Housing and Urban Development (HUD), 24 CFR Part 91.105, in order to qualify for participation in the Community Development Block Grant Program (CDBG).

The Citizen Participation Plan includes a vigorous effort to notify the Salt Lake County Housing Authority and other government agencies as well as the affected public about the Plan Development Process and to provide ample opportunity for citizen input at all stages. In the course of developing the Consolidated Plan and Annual Action Plan, there was a public hearing and a 30-day, open comment period during the drafting stages before the document is finalized and submitted to HUD.

The Consolidated Plan development process consists of the following steps:

- Preparing and issuing the Citizen Participation Plan with Notice of the Consolidated Plan and Annual Action Plan Public Hearing,
- Preparing and issuing a draft proposed Five-Year Plan, and a draft proposed Action Plan for the current fiscal year,
- Submitting the final proposed Consolidated Plan and Annual Action Plan to the City Council for approval,
- Finalizing the Consolidated Annual Action Plan, and
- Submitting the Consolidated Annual Action Plan to HUD prior to the May 17th annual deadline.
- If necessary, the Annual Action Plan may have to be amended in order to reallocate funding or modify program language. If the amendment is considered substantial (the criteria are outlined later in this document), a formal amendment will be proposed, considered, and acted upon;
- At a second public hearing at the end of the performance year, the Consolidated Annual Performance Evaluation Report (CAPER) will be addressed. After the completion of the program year, a CAPER will be drafted and submitted to HUD.

PLAN DEVELOPMENT SCHEDULE*

EVENT	DATE
Issuance of Citizen Participation Plan with Notice	February - March
Publication of proposed Consolidated Plan and	April
Public Hearing on proposed Action Plan & Budget	April
Finalization of Action Plan	April - May
Submits final Proposed Plan to the City Council	May
Submission of Action Plan application to HUD	May

*Specific dates and locations are provided in published Notices, through direct mailings, in publicly-accessible locations and on the City of South Jordan web-site.

Public Notice

There shall be advanced public notice once a federally required document is available, such as the Proposed Annual Action Plan or Five-Year Consolidated Plan, any proposed Substantial Amendment to the Action Plan or Consolidated Plan, and the Consolidated Annual Performance Evaluation Report (CAPER).

In addition, there shall be advanced public notice of all public hearings relating to the funds or planning processes covered by this Citizen Participation Plan.

South Jordan published three notices during the Consolidated Planning Process for the 2012 – 2016 Five Year Consolidated Plan and 2012 Annual Action Plan. The first notice provided citizens the opportunity to provide comment on the Citizen Participation Plan itself. No comments were received on the CPP.

The second notice provided citizens the opportunity to attend a Public Hearing on Housing and Community Development Needs on April 3rd. This notice was published in the two local papers, posted on the City website, and circulated to interested agencies. Interested parties were also allowed to provide written or oral comments on need to City staff instead of attending the hearing.

The third notice provided citizens the opportunity to provide comments on the draft Five Year Consolidated Plan and Annual Action Plan. Citizens were given 30 days to review the draft plans and provide feedback.

Forms of Public Notice – CPP Notice Policy

8. Any activity requiring public notice will be placed on the City's web page at <http://sjc.utah.gov/>.
9. Newspapers of General Circulation: Public notices will be published as notices in the legal section of *The Salt Lake Tribune* and *The Deseret News* at least 15 days before the date of a hearing.
10. Press Releases will also be distributed to the local media.
11. Notice will be given to organizations that may receive funding from or who have collaborated with the City of South Jordan in the past, neighborhood organizations, and any other parties on our mailing list. The list includes, but is not limited to: public and private agencies that provide housing, health, and social services including those that provide services to children, elderly, disabled, persons living with HIV/AIDS, and the homeless; public and private agencies that represent minority groups living in the City of South Jordan; organizations representing non-English speaking citizens in the City of South Jordan; and other interested parties.
12. Notice will be posted on the public bulletin board outside the City Council Chambers.
13. Notice will also be given to any person or group that requests information.
14. Any activity requiring public notice will be placed on the Utah Public Notice website.

Copies of the Public Notices published during the 2012 Consolidated Planning Process are included as an attachment to this plan.

Public Hearing

The City conducted a public hearing at City Hall, 1600 W. Towne Center Drive (10610 S), South Jordan, UT, 84095 on Tuesday night, April 3rd during the City Council meeting. The chambers are accessible, and translation and accommodation services were offered to anyone needing them. City staff and council members collected feedback on housing and community development needs, and desires for the use of CDBG block grant funds.

Public Access and Accommodation

The City of South Jordan facilitates broad-based participation in its planning process by providing:

- No less than two-week advance publication of a Notice of Public Hearings,
- No less than 30 days to review the draft documents,
- Two-week periods following hearings for the submission of additional comments,
- Direct mailings of Notices to a wide range of interested groups,
- Easy access to draft documents (hard copies and on-line) and hearing transcripts,
- Accommodation of special needs participation through sign-language interpreters and interpreters for Spanish-speaking constituents, and
- Holding hearings at convenient times and in barrier-free facilities that are easily accessible by public transportation.

70. Provide a description of the process used to allow citizens to review and submit comments on the proposed consolidated plan, including how the plan (or a summary of the plan) was published for review; the dates, times and locations of a public hearing, or hearings; when and how notice was provided to citizens of the hearing(s); the dates of the 30 day citizen comment period, and if technical assistance was provided to groups developing proposals for funding assistance under the consolidated plan and how this assistance was provided.

See above. The Consolidated Plan was published for review on the City website, and in hard copy available at City Hall, and on the Utah Public Notice website. A notice was published in the *Salt Lake Tribune* and *The Deseret News* providing citizens 30 days to submit comments. This notice was published on April 7th, 2012, and the draft plans were available for comment on April 11th. The draft plan was also circulated to interested parties allowing them to make comments. No comments were received regarding the Draft Five Year Consolidated Plan or the 2012 Annual Action Plan.

Agencies seeking to submit proposals for funding assistance under the Consolidated Plan will be provided technical assistance if needed during the application process, which will begin in August, 2012.

b. Identify agencies, groups, and organizations that participated in the process. This should reflect consultation requirements regarding the following:

1. General §91.100 (a)(1) - Consult with public and private agencies that provide health services, social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons) during the preparation of the plan.
2. Homeless strategy and resources to address needs of homeless §91.100 (a)(2) – Consult with continuum of care, public and private agencies that address the housing, health, social services, victim services, employment, or education needs of low-income persons, homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) and person at risk of homelessness; publicly funded institutions and systems of care that may discharge persons into homelessness (such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions), and business and civic leaders.
3. Metropolitan planning §91.100 (a)(5) -- Consult with adjacent units of general local government, including local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond a single jurisdiction, i.e. transportation, workforce development, economic development, etc.
4. HOPWA §91.100 (b)-- Largest city in EMSA consult broadly to develop metropolitan-wide strategy for addressing needs of persons with HIV/AIDS and their families.
5. Public housing §91.100 (c) -- Consult with the local public housing agency concerning public housing needs, planned programs, and activities.

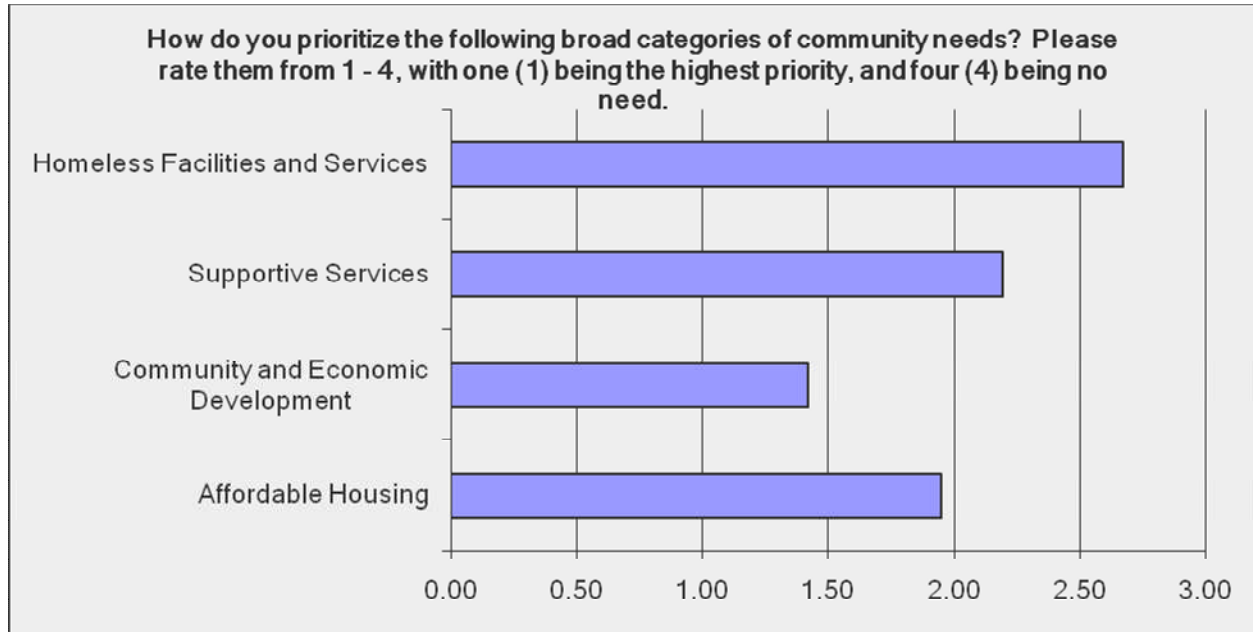
The City of South Jordan used an extensive consultation process during the development of the 5 year Consolidated Plan and Action Plan. The City used one on one meetings and interviews, telephone interviews, and an online survey to gather input, information about needs and existing programs to meet needs, and gaps in services. Over 60 agencies had individual or group meetings to provide input into the plan, phone interviews, and links to the survey. These agencies are:

Alliance House Mental Health	Salt Lake County
Assist Emergency Home Repair	Salt Lake County Corrections
Bad Dog Arts	Salt Lake County School District
Bangerter Homes/HBA	Salt Lake County Schools
BEBR (U of U)	Salt Lake HBA
Big Brothers Big Sisters	Salt Lake Valley Health Department
Boys and Girls Club of the South Valley	Salvation Army
Brain Injury Center of Utah	Sandy Counseling Centers
Catholic Community Services of Utah	South Jordan Community Development
Clinic 1A at the University of Utah	South Jordan Community Services
Community Development Corp of Utah	South Jordan Economic Development
Community Health Centers	South Jordan Victim's Advocate
Continuum of Care	South Valley Sanctuary
ESL Center	The Road Home
Eye Care for Kids	Utah AIDS Foundation
Family Support Center	Utah Disability Caucus
Fourth Street Clinic	Utah Food Bank
Habitat Salt Lake	Utah Housing Coalition
House of Hope	Utah Independent Living Center
Lead Safe Homes of Salt Lake County	Utah Microenterprise Loan Fund
Legal Aid Services of Salt Lake	Utah Nonprofit Housing Corp.
Neighborhood House	Utah Partners for Health
Odyssey House	Utah Youth Village
Planned Parenthood of Utah	Valley Mental Health
Rape Recovery Center	Volunteers of America
Refugee and Immigration Center - Asian Association of Utah	Wasatch Front Range Security Council
Rise Services Inc.	West Valley Housing Authority
SAC (seniors)	Work Activity Center
Salt Lake City Housing Authority	YMCA
Salt Lake Community Action Program	
Robison and Company/Salt Lake Board of Realtors	Zions Bank

Twenty-two agencies and 26 individuals responded to the Needs survey and provided input on priority needs within South Jordan. This input was used when setting high, medium and low priorities for CDBG expenditures. All Section 8 Voucher holders who live in South Jordan were mailed surveys with self addressed stamped envelopes, and encouraged to participate in a public hearing on housing and community development needs, which was held on April 3rd. One voucher holder submitted a completed survey.

A copy of survey results, broken down by Service Providers and Individuals is included as an attachment to the Plan. The following charts summarize survey results for priority actions:

Lower scores mean higher priority (1 being high, 4 being low). Community and Economic Development was the highest priority identified by Citizens who took the survey. Homeless Facilities and Services, as well as Supportive Services, ranked lowest.



High Priority Actions (those with an average rating of less than two), are shown below.

Answer Options	Rating Average
Crime prevention	1.45
Senior services	1.52
Job creation	1.61
Develop and preserve affordable housing for ELDERLY households	1.71
Increase services for homeless veterans	1.78
Sidewalk construction or repair	1.95
Energy conservation	1.95

Service providers ranked affordable housing and supportive services as the highest needs in South Jordan.

How do you prioritize the following broad categories of community needs? Please rate them from 1 - 4, with one (1) being the highest priority, and four (4) being no need.		
Answer Options	Rating Average	Response Count
Affordable Housing	1.43	21
Community and Economic Development	2.00	20
Supportive Services	1.67	21
Homeless Facilities and Services	2.38	21
<i>answered question</i>		21
<i>skipped question</i>		1

Service providers were much more likely to rank a category of need as High than Citizens of South Jordan. Below is a list of needs that service providers considered High.

Answer Options	Rating Average
AFORDABLE HOUSING NEEDS	
Develop and preserve affordable rental housing for FAMILY households or NON-ELDERLY INDIVIDUALS	1.71
Develop and preserve affordable housing for ELDERLY households	1.45
Develop and preserve affordable housing for PERSONS WITH DISABILITIES	1.60
COMMUNITY AND ECONOMIC DEVELOPMENT NEEDS	
Job creation	1.25
Provide support to small, minority, and locally owned businesses	1.84
Job training and job placement services	1.85
SUPPORTIVE SERVICES NEEDS	
Youth recreation and enrichment	1.89
Senior services	1.68
Services for persons with disabilities	1.58
Child care services	1.94
Health care and substance abuse treatment	1.28
Crime prevention	1.61
HOMELESS ASSISTANCE NEEDS	
Provide counseling, referrals, emergency food, employment/life skills training and food	1.45
Provide substance abuse treatment and mental health services	1.37
Increase the supply of emergency shelters or transitional housing facilities	1.95
Increase services for victims of domestic violence	1.65
Increase services for homeless veterans	1.79

- **Homeless strategy and resources to address homeless needs** §91.100 (a)(2) – Consult with continuum of care, public and private agencies that address the housing, health, social services, victim services, employment, or education needs of low-income persons, homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) and person at risk of homelessness; publicly funded institutions and systems of care that may discharge persons into homelessness (such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and business and civic leaders.

The City held meetings with the Continuum of Care, The Road Home, The South Valley Sanctuary, elderly representatives, City and County offices who assist low income and special needs populations, the Salt Lake County School District, and others to determine the homeless needs within South Jordan. South Jordan is part of the Salt Lake County Continuum of Care, and part of the Salt Lake County 10 Year Plan to End Homelessness. Strategies developed through these two resources include South Jordan.

- **Lead lead-based paint hazards** §91.100 (a)(3) – Consult with State or local health and child welfare agencies and examine existing data related to lead-based paint hazards and poisonings.

The City consulted with the Salt Lake County Valley Health Department and the Salt Lake County Lead Safe Housing Program to examine existing data related to lead based paint hazards and poisonings within South Jordan.

- **Adjacent governments** §91.100 (a)(4) -- Notify adjacent governments regarding priority non-housing community development needs.

South Jordan has coordinated with Salt Lake County in the development of this plan, and spoken to over 30 agencies that provide non-housing community development needs across jurisdictional boundaries throughout the county as strategies and actions were developed.

- **Metropolitan planning** §91.100 (a)(5) -- Consult with adjacent units of general local government, including local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond a single jurisdiction, i.e. transportation, workforce development, economic development, etc

A meeting was held with staff from the Wasatch Front Regional Council to gather input on the plan, regional planning efforts, and to gather input into regional transportation, workforce development and economic development issues.

- **HOPWA** §91.100 (b) -- Largest city in EMSA consult broadly to develop metropolitan-wide strategy for addressing needs of persons with HIV/AIDS and their families. NA

South Jordan residents access HOPWA services that are coordinated through Salt Lake City. HOPWA voucher staff at the Salt Lake County, Salt Lake City, and West Valley Housing Authorities were contacted and interviewed, as was staff from the Utah AIDS Foundation and the Division of Infectious Diseases Clinic 1A at the University of Utah Hospital.

2. Provide a summary of citizen comments or views on the plan.

Three nonprofit service providers attended the April 3rd Public Hearing and provided comments regarding the need for homeless public service funding (The Road Home), public service funding for the South Valley Sanctuary in West Jordan, and the need for housing rehabilitation services (Roger Borgenicht, the director of Assist, which runs a Emergency Home Repair program).

The following is the official transcript from the hearing. The City Council adopted the minutes from the hearing on April 17th 2012. The hearing sign in sheet, official minutes, and agenda are included as an attachment to the Plan.

III. PUBLIC HEARINGS AND POTENTIAL LEGISLATIVE ACTION ITEMS A.1.

Public Hearing – CDBG (*By ACM Laurie Johnson*)

ACM Johnson reviewed the background information on this item. Mayor Osborne read a prepared statement (Attachment A).

ACM Johnson said they did a survey on needs. If there is anyone in the audience that would like to participate in that, the forms need to be filled out and turned in tonight.

Mayor Osborne opened the public hearing.

Celeste Eggert, Development Director for the Road Home homeless shelter, discussed how many people they serve. CDBG funds are vital to their non profit organization. They accept people from every city along the Wasatch Front.

Ms. Eggert said they always ask the person their city of origin when they come to the shelter. The individuals may or may not report that accurately. Some may fear that if they do not say that they are from Salt Lake, they will be turned away. Most of the people that they serve are from Salt Lake. They receive money from communities other than Salt Lake. Last year, they applied for \$4000 from South Jordan and were awarded \$3395. They are one of a handful of agencies that make similar applications to the city.

Jennifer Campbell, South Valley Sanctuary, said they are at a non disclosed location approximately Redwood Road and 7800 South. They shelter individuals that are in danger from domestic violence. She reviewed the number of people they serve and their average stay at the South Valley Sanctuary. They work with the Road Home shelter. They ask for help from all cities. It is open to everyone. They have 13 rooms; 57 beds. A family will have a room to

themselves. Sometimes two single individuals will share a room. She said they are active in education and outreach.

ACM Johnson reviewed the total CDBG budget and how the funds are dispersed. Fifteen percent can be used for these public service type projects. She explained the application process to access the funds. One to two City Council members will sit on the committee and make recommendations for final funding.

ACM Johnson explained there are criteria for various programs to be eligible for funding.

Council Members Seethaler, Butters, Short, and Newton volunteered to serve on the CDBG funding committee.

Roger Borg, Emergency Home Repair, said they do accessibility design. They fix roofs, railings, grab bars, ramps, etc. It is a non profit organization. It is a permanent repair. They have been around for over 40 years.

A.2. Potential Action Item – (See III. A.1.) CM

Geilmann said no action is required on this item.

3. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

4.

All comments were accepted.

Resources 91.220(c)(1)) and (c)(2)

5. Identify the federal, state, and local resources (including program income) the jurisdiction expects to receive to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

South Jordan expects to receive \$146,606 in 2012 CDBG funds. The City does not receive any other HUD block grant funding, Section 8, LIHTC, or KcKinney-Vento Homeless Act Funds.

FEDERAL RESOURCES

Community Development Block Grant Program (CDBG)

The City of South Jordan is a new entitlement City that annually will a direct allocation of CDBG funds, which is used to support a variety of programs and activities, including homeless assistance, support of victims of domestic violence and child abuse. Additionally the City will use CDBG funds to support priority community development needs. In FY 2012-13 the City's CDBG entitlement is \$146,606.

Federal Emergency Management Agency (FEMA) Funds

The Federal Emergency Management Administration makes grant funding available on an annual basis to food pantries and meal programs. FEMA also awards an annual grant to Salt Lake County Government, enabling the agency to issue payments to landlords to prevent eviction of low-income persons and issue payments to utility companies to prevent or address shutoffs which would place South Jordan residents at risk.

Low-income Housing Tax Credits

The Low-income Housing Tax Credit Program (LIHTC) provides financial support for the acquisition and rehabilitation or development of eligible rental projects for low and moderate-income households. As the types of projects funded with Low-income Housing Tax Credits are consistent with the South Jordan Moderate Housing Plan, the City intends to support housing developers in their applications for credits in the coming year.

McKinney-Vento Supported Housing Program (SHP)

The SHP program is a federally funded competitive grant program annually re-authorized by Congress and administered by HUD which contributes upwards of \$1 million per year to fund a range of homeless programs, including permanent supported housing for persons with disabilities, transitional housing, and supportive services, including housing search, drop-in services, street outreach, etc. The funds are used by the Salt Lake County Continuum of Care agencies to support their programs and facilities for homeless and transitional housing and services. Those agencies serve South Jordan residents.

Section 8 Certificates and Vouchers (Rental Assistance for Very Low Income Renters)

The Section 8 Program was developed to offer low-income households a chance to obtain units in privately owned buildings. This establishes more diversity among income groups and provides an alternative to large-scale, isolated, low-income developments. Three Housing Authorities have the local clearance to provide rental assistance vouchers to eligible South Jordan households.

Shelter Plus Care Program

The Shelter Plus Care Program provides subsidies for regional housing that provides service programs for homeless people with disabilities, primarily those with serious mental illness, chronic problems with alcohol and drug abuse, AIDS, and other related diseases.

Emergency Shelter Grant

ESG is a program for the U.S. Department of Housing & Urban Development (HUD). ESG is designed to be the first step in a continuum of assistance to prevent homelessness and to enable homeless individuals and families to move toward independent living. Funding is provided to the State on a formula basis from HUD. The State Homeless Coordinating Committee allocates funds as part of a competitive application process. Salt Lake County agencies apply to receive a funding allocation to support the services they provide in greater Salt Lake County.

STATE RESOURCES

Critical Needs Housing

Is an appropriation from the Utah State Legislature for special housing purposes within the state. Eligible activities include the following:

- Emergency Home Repair
- Grants to Leverage Housing Monies (including HUD SHP grants)
- Accessibility Design for Disabled Individuals
- Technical Assistance to help write housing grants for rural agencies
- Down Payment Assistance for Special Needs Rental Projects
- All funds must be used to serve those whose income is at or below 125% of the Federal Poverty Guidelines.

Olene Walker Housing Loan Fund

The fund is comprised of state and federal funds for assistance in the construction, rehabilitation, and purchase of multi-family and single-family housing units throughout the state. Individuals served by the fund include those with low-incomes, first-time home buyers, residents with special needs such as the elderly, developmentally disabled, physically disabled, victims of abuse, and Native Americans.

Pamela Atkinson Homeless Trust Fund

Formerly known as the Homeless Trust Fund, has been administered by the Department of Community and Culture since 1983. Funded by the Utah State Legislature and by contributions made by individuals on their Utah Individual Income Tax Form TC-40, this money goes to fund various agencies statewide in moving people from homelessness to self-sufficiency. Funding from the PAHTF is a critical component in Utah's Ten-Year Plan to End Chronic Homelessness. Eligible activities for funding under the PAHTF include: emergency shelter operations, meals, transitional housing, case management services, homeless outreach and day centers. Agencies providing these services are encouraged to apply for funding. The application period for funding runs during the months of January and February. Awards are made by the State Homeless Coordinating Committee in May with funding available during the State Fiscal Year (July – June). Typical awards amounts range from \$10,000 - \$30,000.

State HOME Allocations

The Utah Department of Housing and Community Development (DHCD) allocates its HOME appropriation through competitive funding rounds. The City of South Jordan will support applications for State HOME funds submitted by affordable housing developers wishing to develop the units for priority populations. State HOME funds will leverage federal, other state, city, county and private sources to make the projects feasible.

Utah Community Reinvestment Corporation (UCRC)

UCRC is a multi-bank affordable housing consortium established in 1998. UCRC provides long-term financing for multi-family housing developments for low and moderate income individuals and families. In addition to loans the organization issues tax-exempt bonds and provides equity capital for projects.

6. Explain how federal funds will leverage resources from private and non-federal public sources, including how matching requirements of HUD programs will be satisfied.

South Jordan will provide City funding to supplement the CDBG allocation for the public facility items. The Public Service items with the exception of the Transportation Services project will be leveraged with the federal and state homeless resources listed above in the resource question (#5). South Jordan will work with affordable housing providers to encourage development of more affordable housing units by supporting and sponsoring funding requests to state and regional entities as well as by considering requests for financial support for affordable projects for the TIF fund reserved for housing activities. In addition to City support for Senior programs and facilities, Senior groups and service clubs undertake fundraising efforts to match and supplement expenditures made by the City.

Annual Objectives 91.220(c)(3)

Goals and objectives to be carried out during the action plan period are indicated by placing a check in the following boxes.

<input checked="" type="checkbox"/>	Objective Category Decent Housing Which includes:	<input checked="" type="checkbox"/>	Objective Category: Suitable Living Environment Which includes:	<input type="checkbox"/>	Objective Category: Expanded Economic Opportunities Which includes:
<input checked="" type="checkbox"/>	assisting homeless persons obtain affordable housing	<input checked="" type="checkbox"/>	improving the safety and livability of neighborhoods	<input type="checkbox"/>	job creation and retention
<input checked="" type="checkbox"/>	assisting persons at risk of becoming homeless	<input type="checkbox"/>	eliminating blighting influences and the deterioration of property and facilities	<input type="checkbox"/>	establishment, stabilization and expansion of small business (including micro-businesses)
<input type="checkbox"/>	retaining the affordable housing stock	<input checked="" type="checkbox"/>	increasing the access to quality public and private facilities	<input type="checkbox"/>	the provision of public services concerned with employment
<input type="checkbox"/>	increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/>	reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input type="checkbox"/>	the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input type="checkbox"/>	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/ADOS) to live in dignity and independence	<input type="checkbox"/>	restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/>	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input type="checkbox"/>	providing affordable housing that is accessible to job opportunities	<input type="checkbox"/>	conserving energy resources and use of renewable energy sources	<input type="checkbox"/>	access to capital and credit for development activities that promote the long-term economic social viability of the community

Table 3-A

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective*
	Homeless Objectives					
DH1.1	Provide assistance to Road Home to provide homeless services	CDBG Public Services	Number of persons served	12		Affordability
DH1.2	Provide assistance to South Valley Sanctuary to provide homeless services to victims of domestic violence and abuse	CDBG Public Services	Number of persons served	8		Affordability
	Special Needs Objectives					
SL-1.1	Provide assistance to Family Crisis Center and/or other service providers for services to support abused and neglected children and other special needs populations	CDBG Public Services	Number of persons served	12		Availability/ Accessibility
	Community Development Objectives					
SL-1.2	Provide repairs to Senior Center building and equipment	CDBG	Number of work orders completed	1		Availability/ Accessibility
SL-1.3	Correct accessibility deficiencies to exterior entry ways, walk ways and parking areas of Senior Center and City Hall	CDBG	Number of deficiencies corrected from 2012 accessibility survey	1		Availability/ Accessibility
SL 1.4	Provide transportation services for seniors	CDBG Public Services	Number of persons served	1,400		Availability/ Accessibility

7. Provide a summary of specific objectives that will be addressed during the program year.

See table 3-A above.

Description of Activities 91.220(d) and (e)

Please see Tables 3C after this section of the Annual Action Plan.

8. Provide a summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the strategic plan, the number and type of families that will benefit from the proposed activities, proposed accomplishments, and target date for the completion of the activity.

South Jordan will address priority community development needs by making safety and accessibility modifications to its Senior and Center and Town Hall. Objectives SL-1.2,SL-1.3,SL-1.4 will provide greater access to quality public facilities and services primarily for senior residents. The South Jordan Senior center will receive a roof replacement, improvements to the kitchen and a reconfigured front desk area to make it accessible. Seniors will have greater access to public and private facilities with the lease of a 28 passenger bus with adequate accessibility including a functioning lift mechanism so that seniors with physical limitations will be able to participate in senior center activities and programs away from the building. Accessibility improvements will also be made to the walkways and parking areas around City Hall so that those residents with mobility challenges will have greater access to City facilities and services housed in the City Hall. These activities will all commence and be completed prior to the end of the 2012-2013 CDBG Program Year.

South Jordan residents who experience homelessness or domestic violence will have access to quality shelter facilities and homeless services through the agencies that may request CDBG funding from the City. It is anticipated that the agencies that have previously received funding through the Salt County CDBG program will request that the City continue to support their programs. The City has determined that homeless shelter and services (specific objectives DH1.1 and 1.2) is a priority objective for the community. The City has historically supported organizations which contribute to making South Jordan a livable community. South Jordan children and their families who are victims of child abuse or neglect (specific objective SL-1.1), will continue to receive counseling and support from organizations in the community which provide access to that service.

Describe the outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006, i.e., general objective category (decent housing, suitable living environment, economic opportunity) and general outcome category (availability/accessibility, affordability, sustainability).

Objectives DH-1.1 and DH1.2 are targeted to providing assistance to individuals who may be homeless or victims of domestic violence. The outcome desired is that those individuals will have affordable decent housing as a platform for rebuilding their lives.

Objective SL-1.1 is directed at the special needs of children and their families who are victims of child abuse and neglect. The outcome sought is that South Jordan families will benefit from the accessibility and availability of counseling and support services to address their needs.

Objectives SL-1.2,1.3,1.4 are priority actions to increase the livability of South Jordan for its seniors and physically challenged residents. By completing the planned activities, the target population will benefit by having more availability of services and facilities. Those facilities identified for improvements will also have greater accessibility to the targeted populations.

Geographic Distribution/Allocation Priorities 91.220(d) and (f)-

9. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

South Jordan does not have areas of town with concentrations of low income families or minorities. Funding is not targeted to any specific area of the City.

10. Describe the reasons for the allocation priorities, the rationale for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) during the next year, and identify any obstacles to addressing underserved needs.

The allocation priorities have been determined based upon the funds available in comparison to the scope of projects under the priority objectives of improving the safety and livability of neighborhoods and improving access to public and private facilities. The public participation process as outlined in the strategic plan outlined these objectives with a range of projects that will be undertaken in the present year and future years.

Obstacles to addressing underserved needs are the lack of funding to address all needs, the cost of constructing housing, and the lack of local capacity to develop housing.

Annual Affordable Housing Goals 91.220(g)

11. Describe the one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction. The term affordable housing shall be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

South Jordan does not have any one year goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing using CDBG funds. South Jordan will continue to encourage the development of affordable housing units by private developers using other resources such as Salt Lake County HOME funds, Low Income Housing Tax Credits, and other HUD funding such as the 202 program. Therefore, we have not completed table 3B, which only related to housing unit goals.

Public Housing 91.220(h)

12. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

There is no public housing in South Jordan, and none of the three housing authorities serving South Jordan has plans to expand housing inventory in the City.

13. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

There is no public housing agency that serves South Jordan that is classified as "troubled" by HUD.

Homeless and Special Needs 91.220(i)

14. Describe, briefly, the jurisdiction's plan for the investment and use of available resources and one-year goals for reducing and ending homelessness.
15. Describe specific action steps for reducing and ending homelessness that (i) reach out to homeless persons (especially unsheltered persons) and assessing their individual needs; (ii) address emergency shelter and transitional housing needs; (iii) help homeless persons (especially persons that are chronically homeless, families with children, veterans, and unaccompanied youth) make the transition to permanent housing and independent living.
16. Homelessness Prevention—Describe planned action steps for reducing ending homelessness that help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to be discharged from publicly funded institution and systems of care or those receiving assistance from public or private agencies that address housing, health, social service, employment, education or youth needs.
17. Describe specific activities the jurisdiction plans to undertake to address the housing and supportive service needs of persons who are not homeless (elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, persons with alcohol or other substance abuse problems).

South Jordan plans to use part of the CDBG funds allowable for Public Services (15% or \$21,990) to support county agencies working to meet the goals of the Salt Lake County Continuum of Care and 10 Year Plan to End Homelessness.

Objectives DH-1.1 and DH1.2 are targeted to providing assistance to individuals who may be homeless or victims of domestic violence. The outcome desired is that those individuals will have affordable decent housing as a platform for rebuilding their lives.

Barriers to Affordable Housing 91.220(j) –

Describe the actions that will take place during the next year to remove barriers to affordable housing.

The cost of housing in South Jordan is generally above the level affordable to low and moderate income residents. South Jordan is a high growth/high demand community because of its location. Many large employers have facilities in or near the boundaries of the City. Many residents who work in those facilities are attracted to South Jordan because of its location and the excellent amenities the City offers its residents including an excellent education system and a wide array of other commercial and governmental services. The Salt Lake City area is a high growth area and has benefitted from robust job creation. However, because of the rate of population growth, the available housing has not remained affordable to all income groups. A 2010 South Jordan housing assessment counted 3% of the housing units as affordable to households with incomes at 80% or below of the AMI. That portion includes approximately 50% of all the apartment units in the jurisdiction.

The South Jordan planning and land use regulations encourage high density development and the master planned community, Daybreak, is viewed as a national model for building communities with mixed housing types including attached and detached as well as coupling the housing within groupings that allows easy access to commercial and retail services as well as easy access to mass transit. The City has taken positive steps to encourage the development of more moderately priced rental housing. In 2010 the City modified its General Plan to include a new mixed use zoning classification which allows for higher density rental in close proximity to transit, offices and retail space. The residential zone classification (RM) has been modified to allow smaller single family lot sizes and to allow for multifamily attached development for infill projects. The City has passed an accessory dwelling amendment to allow these type of units in existing single family zones. As part of the Citizen Participation Plan, the City met with homebuilders and Realtors to gauge their perception of the regulatory environment for builders in South Jordan. The consensus expressed is that South Jordan is more progressive and less restrictive for new development than many of the other southern Salt Lake County communities.

However, because of the high demand for housing, it is difficult to develop housing that is priced below the market rate. There presently are no affordable housing developments within the City. Affordable developers have chosen to locate new development in other areas of the Salt Lake Valley which have lower land costs. No outside affordable housing groups have made it a priority to develop within the City. There are no local affordable housing groups in South Jordan wishing to develop housing. The lack of local capacity in the affordable development arena is one barrier to increasing the supply of affordable housing.

As part of its Consolidated Plan Goal to increase the supply of decent, safe housing in South Jordan, the City will work with developers wishing to develop properties for affordable rentals for small related households and elderly households. The City has adopted a strategy for increasing the supply of moderate priced housing, as required by Utah Statute. The City has accrued some tax increment financing sums which have been earmarked for housing investment. The City may partner with other Salt Lake County groups wishing to develop affordable senior housing or a Transit Oriented housing development. The City may use the funds to support groups wishing to offer affordable housing programs such as down payment assistance or other innovative financing programs

18. Describe the actions that will take place during the next year to remove barriers to affordable housing.

The South Jordan City Council is considering amendments to the General Plan which will allow for accessory dwelling units in some areas of the City. South Jordan will work with regional and state entities to gather resources for affordable builders wishing to develop housing in the community. South Jordan has had preliminary discussion with a developer wishing to build elderly rental units in close proximity to the Senior Center. That developer may need City assistance to lower the development costs and make the rents on the senior apartments affordable to very low and low income seniors.

Other Actions 91.220(k)

19. Describe the actions that will take place during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce the number of housing units containing lead-based paint hazards, reduce the number of poverty-level families develop institutional structure, enhance coordination between public and private agencies (see 91.215(a), (b), (i), (j), (k), and (l)).

Lack of funding, high housing costs, and lack of capacity are obstacles to addressing underserved needs, as well as fostering and maintaining affordable housing. The jurisdiction will work to utilize its CDBG funding as well as local funds to leverage and encourage greater investment for underserved populations. South Jordan will work to enhance coordination with public and private agencies throughout Salt Lake County which serve underserved communities.

The City will continue to work with the County on a case by case basis as concerns arise. South Jordan residents who are low income and have children under 6 years of age living in the home are eligible for the Utah County Lead Free Homes lead remediation program offered by the County. The three local housing authorities who have Section 8 tenants living in South Jordan are required to ensure that private housing units occupied by their tenants are lead safe.

20. Describe the actions to coordinate its housing strategy with local and regional transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.

The City of South Jordan participates in all regional transportation planning and coordinating activities which have an impact on the community. Lead planning agency for transportation planning is the Wasatch Valley Council of Governments (MPO). South Jordan participates in all activities of the MPO. The General Plan and Moderate Income Housing Plan enumerate strategies that the City undertakes through its policy process to ensure that there is a good transportation linkage between residential development, job centers and community centers. The Daybreak community is a planned master development that has been developed within close proximity to light rail and bus corridors. South Jordan will continue to encourage transit oriented development at Daybreak both as a means to decreasing pollution in the Wasatch Valley and also as a way of opening greater employment opportunities to underserved and low income residents in South Jordan.

PROGRAM SPECIFIC REQUIREMENTS

CDBG 91.220(I)(1)

1. Identify program income expected to be received during the program year, including:
 - amount expected to be generated by and deposited to revolving loan funds;
 - total amount expected to be received from each new float-funded activity included in this plan; and
 - amount expected to be received during the current program year from a float-funded activity described in a prior statement or plan.

No program income is expected during the program year.

2. Program income received in the preceding program year that has not been included in a statement or plan.

NA – this is the first program year for CDBG funding.

3. Proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in its strategic plan.

South Jordan does not plan to use Section 108 loan guarantees.

4. Surplus funds from any urban renewal settlement for community development and housing activities.

There are no surplus funds from urban renewal settlements.

5. Any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.

This is the first program year for CDBG funding.

6. Income from float-funded activities. - NA
7. Urgent need activities, only if the jurisdiction certifies.

There are no urgent need activities.

8. Estimated amount of CDBG funds that will be used for activities that benefit persons of low- and moderate income.

Approximately 73% of CDBG funds will be used to benefit persons of low and moderate income or those who are presumed to be low and moderate income.

OTHER NARRATIVES AND ATTACHMENTS

Include any action plan information that was not covered by a narrative in any other section. If optional tables are not used, provide comparable information that is required by consolidated plan regulations.

NA

TABLE 3C DOCUMENTS

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of South Jordan, Utah

Priority Need

Homeless/HIV/AIDS

Project Title

Public Services Funding to support Homeless Agencies

Description

South Jordan proposes to use a portion of the Public Services set aside of CDBG funds to provide operating support to expand services of the Continuum of Care and/or other homeless agencies in South Jordan.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

City-wide availability of homeless and domestic violence services from County-wide agencies.

Street Address:

City, State, Zipcode: South Jordan, UT 84095

Objective Number DH 1.1	Project ID 1
HUD Matrix Code 03T	CDBG Citation 570.201
Type of Recipient Nonprofit agencies	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 9/1/2012	Completion Date (mm/dd/yyyy) 6/30/2013
Performance Indicator Persons served	Persons Served 12
Local ID	Units Upon Completion

Funding Sources:

CDBG	3,333
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	3,333

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of South Jordan, Utah

Priority Need

Homeless/HIV/AIDS

Project Title

Public Services Funding to support Domestic Violence shelter and services

Description

South Jordan proposes to use a portion of the Public Services set aside of CDBG funds to provide operating support to expand services of the Sanctuary in South Jordan.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

City-wide availability of homeless and domestic violence services from County-wide agencies.

Street Address: (hidden)

City, State, Zipcode: West Jordan, UT 84084

Objective Number DH 1.1	Project ID 2
HUD Matrix Code 05F	CDBG Citation 570.201(e)
Type of Recipient Nonprofit agencies	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 9/1/2012	Completion Date (mm/dd/yyyy) 6/30/2013
Performance Indicator Persons served	Persons Served 8
Local ID	Units Upon Completion

Funding Sources:

CDBG	3,333
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	3,333

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of South Jordan, Utah

Priority Need

Non-homeless Special Needs

Project Title

Public Services Support for Family Crisis Center and/or other special needs facilities

Description

South Jordan proposes to use CDBG funds to support increased services at the Family Crisis Center, and possibly other agencies that wish to increase services for other non-homeless special needs groups in the City of South Jordan.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

City-wide services for residents of South Jordan by County-wide service agency

Street Address:

City, State, Zipcode: South Jordan, UT 84095

Objective Number SL 1.1	Project ID 3
HUD Matrix Code 05N	CDBG Citation 570.201(e)
Type of Recipient Persons	CDBG National Objective LMI
Start Date (mm/dd/yyyy) 9/1/2012	Completion Date (mm/dd/yyyy) 6/30/2013
Performance Indicator People	Persons Served 12
Local ID	Units Upon Completion

Funding Sources:

CDBG	3,334
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	3,334

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of South Jordan, Utah

Priority Need
Public Facilities

Project Title
Senior Center Improvements

Description
South Jordan proposes to use CDBG funds to make upgrades to the Senior Center, including kitchen improvements, new roofing, and front desk reconfiguration, and accessibility modifications. This is a presumed benefit.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area
10778 S. Redwood Road

Street Address:
City, State, Zipcode: South Jordan, UT 84095

Objective Number SL 1.2	Project ID 4
HUD Matrix Code 3A	CDBG Citation 570.201(c)
Type of Recipient City facility	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 9/1/2012	Completion Date (mm/dd/yyyy) 6/30/2013
Performance Indicator 11 –Public Facilities	Annual Modifications 2
Local ID	Units Upon Completion

Funding Sources:

CDBG	85,764.45
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	85,764.45

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of South Jordan, Utah

Priority Need

Special Needs

Project Title

Leasing of a bus to transport seniors

Description

South Jordan proposes to use CDBG funds to lease a bus to transport seniors to activities, appointments, and for errands.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Senior Center

Street Address: 10778 S. Redwood Road

City, State, Zipcode: South Jordan, UT 84095

Objective Number SL 1.4	Project ID 5	Funding Sources: CDBG 11,990.90 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total 11.990.90
HUD Matrix Code 05E	CDBG Citation 570.201(e)	
Type of Recipient Persons	CDBG National Objective LMC	
Start Date (mm/dd/yyyy) 9/1/2012	Completion Date (mm/dd/yyyy) 6/30/2013	
Performance Indicator Persons Served	Persons Served 1,400	
Local ID	Units Upon Completion	

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of South Jordan, Utah

Priority Need
Public Facilities

Project Title
Accessibility modifications at City Hall

Description
South Jordan proposes to use CDBG funds to make modifications at City Hall to make the facility meet all accessibility requirements. These modifications are being make in accordance with the Accessibility Survey and Corrective Action Plan required by HUD and Salt Lake County.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area
City Hall:
Street Address: 1600 W. Towne Center Dr. (10610 S.)
City, State, Zipcode: South Jordan, UT 84095

Objective Number SL 1.3	Project ID 6	Funding Sources: CDBG \$9,529.45 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total \$9,529.45
HUD Matrix Code 3	CDBG Citation 570.201(c)	
Type of Recipient Persons	CDBG National Objective LMA	
Start Date (mm/dd/yyyy) 9/1/2012	Completion Date (mm/dd/yyyy) 6/30/2013	
Performance Indicator Modifications	Modifications 13	
Local ID	Units Upon Completion	

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of South Jordan, Utah

Priority Need

Project Title
General Program Administration

Description
The City of South Jordan will use 20% of the CDBG allocation for 2012 for general program administrative of the CDBG program.

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Street Address:
City, State, Zipcode: South Jordan, UT 84095

Objective Number	Project ID 7
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient City	CDBG National Objective
Start Date (mm/dd/yyyy) 9/1/2012	Completion Date (mm/dd/yyyy) 6/30/2013
Performance Indicator public facility	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$29,321.20
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$29,321.20

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

RESOLUTIONS TO SUBMIT PLANS

RESOLUTION R2012-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,

WHEREAS, the Department of Housing and Urban Development (HUD) has developed the Community Development Block Grant (CDBG) program to provide funds to address community development needs, such as providing adequate affordable housing and expanding opportunities for special needs populations; and

WHEREAS, the City of South Jordan (City) has previously not qualified, based on total population, to receive CDBG funds directly from HUD; and

WHEREAS, a Citizen Participation Plan was approved by the City Manager and conducted in order to analyze community development needs within the City; and

WHEREAS, it was determined through the citizen participation process that needs do exist within the City that qualify for CDBG funds; and

WHEREAS, the City desires, as it now qualifies according to total population as determined by the U.S. Census Bureau's 2010 Census, to become an 'Entitlement Community' in order to receive CDBG funds directly from HUD; and

WHEREAS, the lives of citizens within the City will benefit from the use of CDBG funds, the 2012-2016 Consolidated Plan and 2012 Annual Action Plan have been prepared in accordance with HUD requirements and which plans address the allocation of CDBG funds in order to meet the applicable community development needs of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SOUTH JORDAN CITY, STATE OF UTAH:

Section 1. **Adoption.** The South Jordan City Council hereby adopts the *2012-2016 Consolidated Plan and 2012 Annual Action Plan* as indicated in Exhibit "A" (see attached).

Section 2. **Severability.** If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

Section 3. **Effective Date.** This resolution will be effective immediately upon passage.

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, STATE OF UTAH, ON THIS 15 DAY OF May, 2012, BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Mark Seethaler	<u>X</u>	—	—	—
Chuck Newton	<u>X</u>	—	—	—
Brian C. Butters	<u>X</u>	—	—	—
Steve Barnes	<u>X</u>	—	—	—
Larry Short	<u>X</u>	—	—	—

Mayor: 
Scott L. Osborne, Mayor

ATTEST: 
City Recorder

CERTIFICATIONS

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

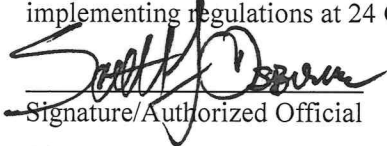
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

 5/15/12
Signature/Authorized Official Date

Mayor

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2012 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

 5/15/12
Signature/Authorized Official Date

Mayor

Title